

## CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY

The Department of Toxic Substances Control (DTSC) has completed the following document for this project in accordance with the California Environmental Quality Act (CEQA) [Pub. Resources Code, div. 13, § 21000 et seq] and accompanying Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq].

<b>PROJECT TITLE:</b> Remedial Action Plan for Pechiney Cast Plate, Inc. site (Alcoa Cast Plate Division Site)		<b>CALSTARS CODING:</b> 30139600
<b>PROJECT ADDRESS:</b> 3200 Fruitland Avenue	<b>CITY:</b> Vernon	<b>COUNTY:</b> Los Angeles
<b>PROJECT SPONSOR:</b> Pechiney Cast Plate, Inc.	<b>CONTACT:</b> Gerald Pepper	<b>PHONE:</b> (661) 435-5210

<b>APPROVAL ACTION UNDER CONSIDERATION BY DTSC:</b>			
<input type="checkbox"/> Initial Permit Issuance <input type="checkbox"/> Removal Action Workplan <input type="checkbox"/> Other (specify):	<input type="checkbox"/> Permit Renewal <input checked="" type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Permit Modification <input type="checkbox"/> Interim Removal	<input type="checkbox"/> Closure Plan <input type="checkbox"/> Regulations

<b>STATUTORY AUTHORITY:</b>  <input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):
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<b>DTSC PROGRAM/ ADDRESS:</b> 9211 Oakdale Avenue, Chatsworth, CA 91311	<b>CONTACT:</b> Chand Sultana	<b>PHONE:</b> (818) 717-6552
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<b>PROJECT DESCRIPTION:</b> <p>The Department of Toxic Substances Control (DTSC) is proposing to approve a Remedial Action Plan (RAP) pursuant to authority granted under Chapter 6.8, Division 20, California Health &amp; Safety Code (H&amp;SC) on the former Pechiney Cast Plate, Inc. facility (Pechiney) located in the City of Vernon, California (hereafter referred to as the Site; Figure 1). The objectives of the RAP includes the remedial activities related to addressing polychlorinated biphenyl (PCB)-impacted concrete during demolition of below-grade features/structures, and remediating impacted soil and soil vapor during and following below-grade demolition.</p> <p>Previous remedial investigations (RIs) conducted at the Site identified impacts to concrete, soil and groundwater resulting from former aluminum manufacturing operations and included:</p> <ul style="list-style-type: none"> <li>concrete building slabs impacted with PCBs;</li> <li>soil impacted with total petroleum hydrocarbons (TPH; including Stoddard solvent compounds), metals, PCBs, and volatile organic compounds (VOCs);</li> <li>soil vapor impacted with VOCs and Stoddard solvent compounds; and</li> <li>groundwater (first water bearing unit at a depth of approximately 150 feet) impacted with VOCs.</li> </ul> <p>Based on the RI findings, a feasibility study (FS) was conducted to evaluate potentially applicable remedial technologies and provide recommendations for the proposed, preferred remedy for impacted soil and soil vapor within the vadose zone, impacted groundwater, and impacted concrete at the Site pursuant to Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Remedial Investigation/Feasibility Study (RI/FS) guidance (United States Environmental Protection Agency [U.S. EPA], 1988) and Code of Federal Regulations (CFR) Title 40, 300, also known as the National Contingency Plan (NCP). In addition, an evaluation of the potential for continued or future impacts to groundwater quality from soil impacts in the vadose zone was also presented in this FS.</p> <p>Based on the proposed preferred remedies discussed in the FS, the RAP was prepared to mitigate chemicals of concern (COCs; including metals) in the vadose zone that exceed site-specific risk-based screening levels</p>
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(RBSLs) and background concentrations for metals. The RAP presents the remedial alternatives for soil and soil vapor impacted with VOCs and Stoddard solvent compounds; soil impacted with arsenic and PCBs; groundwater impacted with VOCs; and demolition and disposition of concrete impacted with PCBs. DTSC has approval authority for implementation of the proposed site-wide RAP. Pursuant to CFR, Title 40, Subchapter R, Toxic Substances Control Act (TSCA), Part 761 (40 CFR 761) including applicable amendments (June 29, 1998, 40 CFR Parts 750 and 761), U.S. EPA has oversight jurisdiction and approval authority for risk-based remediation of PCB releases and disposal of PCB-remediation waste (soil and concrete). Pursuant to TSCA, a PCB Notification Plan (PCBNP) was submitted to U.S. EPA on July 13, 2009, and U.S. EPA issued a conditional approval of the PCBNP on July 2, 2010 and a conditional approval of the PCB remediation goals on July 1, 2011. Remedial alternatives similar to those proposed in this FS would be applied to any shallow impacted soil or concrete discovered during the below-grade demolition work.

### **Site Background and Setting**

The Site was once part of a 56-acre, aluminum manufacturing facility owned and operated by Aluminum Company of America (Alcoa). Alcoa's manufacturing operations at the Site reportedly began in approximately 1937. Previous manufacturing at the Site included production of high-precision cast aluminum plates. As part of their manufacturing operations, Alcoa used fuels and Stoddard solvent, both of which were stored in underground storage tanks. Alcoa used Stoddard solvent as part of the aluminum manufacturing process. Alcoa also operated processes that required lubricating and hydraulic oils and generated hazardous waste that was stored at various locations throughout the Site. In approximately 1997, Alcoa sold the eastern half of the facility, which subsequently was razed, subdivided, and redeveloped for industrial and commercial uses. In December 1998, Alcoa sold the western portion of the facility (3200 Fruitland Avenue) to Century Aluminum Company (Century). In 1999, Pechiney purchased the Site from Century. At that time, Alcoa investigated subsurface conditions and conducted limited remediation in both the eastern and western portions of the facility as part of its efforts to seek the closure of its City of Vernon Department of the Health & Environmental Control hazardous materials permit.

The Site is comprised of approximately 26.9 acres (including Assessor Parcel Numbers 6301-008-010, -011, -012, and -013, which was divided into Parcels 6, 7, and 8) and was formerly occupied by aboveground structures which encompassed approximately 600,000 square feet of the Site. Pechiney's operations ceased in January 2006, and the aboveground demolition work was completed in November 2006, with the removal of the aboveground structures. These structures were demolished, and the debris was transported off-site for disposal or recycling. All that remains at the Site are the former concrete building slabs and surrounding asphalt pavement, and the Site remains secured by locked perimeter fencing.

The procedures for the remaining demolition work related to the removal of concrete building slabs, pavements, below-grade man-made structures (including footings, foundation, pits, and sumps), and other structures located adjacent to the former building areas are described in the Below Grade Demolition Plan for the Site.

The Site is zoned for industrial use. The City of Vernon is in the process of purchasing the property, which is currently vacant. Future Site use will remain commercial/industrial. No other land use (i.e., residential) is reasonably anticipated for the Site given that a land use covenant is required for the Site, to restrict the future Site use (i.e., prohibit residential development) and use of groundwater from the first water-bearing unit within the Site perimeter. Furthermore, the City of Vernon zoning regulations prohibit development of new residential properties within the City.

### **Health Risk Discussion**

Based on the evaluation of data summarized in the Site screening-level Human Health Risk Assessment (HHRA) presented in the FS and incorporated into the RAP, potential excess cancer risks and non-cancer hazards were evaluated for human receptors based on anticipated plans for future commercial/industrial Site uses to include indoor and outdoor commercial/industrial workers, and construction workers exposed to chemicals of potential concern COPCs that included TPH, PCBs, VOCs and metals in soil and/or soil vapor. Arsenic, PCBs, and TPH in shallow soil (upper 15 feet of the vadose zone), and VOCs in soil vapor, were identified as contributing mostly to the potential cancer risks or non-cancer hazards in certain locations ("Phase" areas) of the Site above proposed target levels (cumulative cancer risk of  $1 \times 10^{-5}$  and a target hazard index of 1). Additionally, benzene, toluene, ethylbenzene, and total xylenes (BTEX compounds); 1,2-dichloroethane (1,2-DCA); trichloroethene (TCE); tetrachloroethene (PCE); TPH as specific carbon ranges (c5-c10, c6-c10, c7-c12, c10-c20, c10-c28, and c21-c28); and TPH as Stoddard solvent in soil were identified as exceeding the site-specific soil screening levels for the protection of groundwater. In addition, benzene, chloroform, 1,2-dichloroethane (1,2-DCA), dichloromethane (i.e., methylene chloride), and TCE detected in groundwater exceeded their respective maximum contaminant levels (MCLs). Potential vapor intrusion risks from VOCs in groundwater were below the

cumulative target cancer risk level and target hazard index proposed for the Site ( $1 \times 10^{-5}$  and 1, respectively).

### Remediation Goals

Based on the screening level HHRA, site-specific remediation goals were established for COCs in soil vapor, soil, and concrete at the Site under various future land use scenarios as described in the FS and RAP, and as listed below.

1. Remediation goals established for VOCs in shallow soil vapor at a depth of 5 and 15 feet below ground surface (bgs) for future commercial/industrial use scenarios are listed below.
  - Chloroform – 6.7 micrograms per liter ( $\mu\text{g/L}$ )
  - PCE – 7.3  $\mu\text{g/L}$
  - TCE – 21  $\mu\text{g/L}$
  - Stoddard solvent – 500  $\mu\text{g/L}$
  - 1,2,4-trimethylbenzene (1,2,4 -TMB) – 12.3  $\mu\text{g/L}$
  - 1,3,5-trimethylbenzene (1,3,5 – TMB) – 10.7  $\mu\text{g/L}$
2. Remediation goals established for COCs in soil and/or concrete to a depth of 15 feet bgs, or as specified below for all future commercial/industrial use scenarios are listed below.

PCBs in shallow soil (0 to 15 feet bgs)

- Aroclor-1254 – 2.0 milligrams per kilogram (mg/kg)
- Total Aroclors – 3.5 mg/kg for soil that may be left exposed at the surface (upper 5 feet); 23 mg/kg for subsurface soil (5 to 15 feet bgs) that only construction workers may come into contact with during excavation, grading, etc. (and that would remain at 5 to 15 feet bgs)

PCBs in concrete

- Total Aroclors – 3.5mg/kg

Metals in shallow soil (0 to 15 feet bgs)

- Arsenic – 10 mg/kg

TPH in shallow and deeper soil (surface to groundwater, at approximately 150 feet bgs)

- c5-c10 hydrocarbons, c6-c10 hydrocarbons, c7-c12 hydrocarbons, and TPH as Stoddard solvent – 500 mg/kg (gasoline range hydrocarbons as c6 – c13)
- c10-c20 hydrocarbons and c10-c28 hydrocarbons – 1,000 mg/kg (diesel range hydrocarbons as c13 – c23)
- c21-c28 hydrocarbons – 10,000 mg/kg (residual fuel range hydrocarbons as greater than c23)

3. VOCs in shallow and deeper soil (surface to groundwater, at approximately 150 feet bgs) include depth-specific remediation goals for TCE; PCE; BTEX compounds; and 1,2-DCA as summarized in the RAP.

Site-specific remediation goals were not established for the COCs identified in groundwater. The concentrations of these compounds in groundwater beneath the northern portion of the Site are expected to decrease over time by mitigating VOC-impacted soil in the Phase I area and by implementing a monitored natural attenuation program for these COCs in groundwater.

### Project Activities

The remedial activities proposed in the RAP include the elements listed below. The associated remediation areas are shown on the Figures 2 and 3:

- Demolition, excavation and off-site disposal of impacted soil and concrete containing PCBs and/or arsenic to depths of approximately 15 feet. Deeper soil (at depths greater than 15 feet) impacted with PCBs above the remediation goal would be left in place. PCB-impacted concrete slabs with PCB concentrations greater than 3.5 mg/kg will be transported to an offsite disposal facility designated to receive PCB-containing wastes. PCB-impacted concrete at concentrations greater than 1.0 mg/kg and less than 3.5 mg/kg would be crushed and deposited onsite as restricted-use fill material. Non-PCB-impacted concrete (less than or equal to 1.0 mg/kg) would be crushed and reused onsite as unrestricted use fill material.
- Installation and operation of a soil vapor extraction (SVE) system to remediate shallow (up to 50 feet) and deep (up to 90 feet) soil impacted with VOCs (northern portion of the Site in the Phase I area).
- Installation and operation of an SVE/Bioventing system to remediate shallow soil impacted with Stoddard solvent (southern portion of the Site in the Phase IIIb and IV areas).

The RAP provides more details on the control measures and monitoring activities that will be implemented during demolition, excavation, stockpiling and transportation of concrete and soil containing PCBs and other Site COCs. Excavated areas will be sampled to confirm removal of contaminants at concentrations above the remediation goals. Soil excavations will be backfilled with recycled crushed material obtained from on-site crushing of concrete demolition debris. Off-site disposal will include transporting excavated impacted soils and impacted concrete to an off-site disposal facility permitted to accept the impacted materials.

Storm water best management practices (BMPs), dust controls and site perimeter air monitoring will be implemented and maintained around the excavation perimeter and soil stockpiling areas during project activities. It is anticipated that the below-grade demolition work will be completed in approximately 4 to 6 months.

As below-grade demolition work progresses, two separate treatment systems will be installed and operated at the Site. One system will be located in the northern portion of the Site and will include a network of approximately 19 SVE wells for the extraction and treatment of VOC-impacted soils. The SVE equipment will include a moisture knockout drum, a blower/compressor capable of applying a vacuum of 100 inches of water and a flow rate of 500 cubic feet per minute (scfm), a minimum of two (2) 1,000-pound (lb) vapor-phase granular activated carbon (vGAC) vessels, and associated equipment connections. The size and arrangement of the vGAC vessels will depend on the specific requirements of the air permit.

A second system will be installed in the southern portion of the Site and will include a network of approximately 15 SVE/Bioventing wells for the extraction and treatment of Stoddard solvent-impacted soils. The system will be similar in configuration to the SVE unit described above. The SVE equipment will consist of a compressor/blower, two (2) 1000-lb vGAC vessels, moisture knockout drum, and associated equipment connections. Bioventing equipment will consist of a separate skid-mounted system comprised of a 1.0 horse power (h.p.) single-phase electric- regenerative blower capable of injecting air up to 150 scfm at 15 pounds per square inch. The blower will be equipped with a dilution air valve and temperature probe. Atmospheric air will be injected at low-flow rates of approximately 1 to 3 scfm per well in a pulsed or intermittent manner, through a common header line that connects to each well to provide oxygen to native soil microbes.

The SVE and SVE/Bioventing wells will be connected via underground piping to a treatment unit consisting of a trailer- or skid-mounted system which will operate under a South Coast Air Quality Management District (SCAQMD) permit.

SVE operation will continue until future construction commences or until effluent vapor monitoring from SVE wells indicate vapor concentrations have reached asymptotic conditions. If asymptotic conditions have not been reached prior to construction, SVE operation will be suspended until construction is complete. After completion of construction, SVE operation will be restarted, and if needed, new SVE wells will be installed and operated until asymptotic conditions are reached. The system will then be shut-down to undergo vapor rebound testing, followed by additional operations as necessary. Post-remediation soil matrix confirmation sampling will be performed in previously defined VOC hot spot areas upon completion of rebound testing and termination of SVE operation.

SVE/Bioventing operation for the Stoddard solvent-impacted soils will continue until construction commences or until soil gas monitoring results indicate biodegradation is no longer occurring at a significant rate. Soil confirmation sampling will be performed to substantiate that site-specific remediation goals have been achieved for the Stoddard solvent related COCs.

## ENVIRONMENTAL IMPACT ANALYSIS:

**1. Aesthetics**

## Project Activities Likely to Create an Impact:

NONE. The proposed project is not located in or near the vicinity of any scenic resources. The area is zoned for industrial and commercial land use. Therefore, no impact to aesthetics or scenic resources would occur. For these reasons, no further analysis of impacts to this resource category is deemed necessary.

## Description of Baseline Environmental Conditions:

## Analysis as to whether or not project activities would:

- a. Have a substantial adverse effect on a scenic vista.

## Impact Analysis:

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☐ No Impact

- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway.

## Impact Analysis:

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☐ No Impact

- c. Substantially degrade the existing visual character or quality of the site and its surroundings.

## Impact Analysis:

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☐ No Impact

- d. Create a new source of substantial light of glare that would adversely affect day or nighttime views in the area.

## Impact Analysis:

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☐ No Impact

*References Used:*

1. AMEC, 2012b, Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, California, May 7.
2. California Department of Transportation, Officially Designated State Scenic Highway and Historic Parkways, Updated December 7, 2007, [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm).

## 2. Agricultural Resources

### Project Activities Likely to Create an Impact:

NONE. The proposed project is not located in or near any agricultural resources or farmlands. The area is zoned for industrial and commercial land use. For this reason, no further analysis of impacts to this resource category is deemed necessary.

### Description of Baseline Environmental Conditions:

### Analysis as to whether or not project activities would:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

#### Impact Analysis:

##### Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☐ No Impact

- b. Conflict with existing zoning or agriculture use, or Williamson Act contract.

#### Impact Analysis:

##### Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☐ No Impact

- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses.

#### Impact Analysis:

##### Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☐ No Impact

### References Used:

1. California Department of Conservation, Division of Land Resource Protection, website [http://redirect.conservation.ca.gov/DLRP/fmmp/county\\_info\\_results.asp](http://redirect.conservation.ca.gov/DLRP/fmmp/county_info_results.asp).
2. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Los Angeles Important Farmland 2008, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/los08.pdf>.

### 3. Air Quality

#### Project Activities Likely to Create an Impact:

- Operation of excavation and construction equipment (including excavators, backhoes, loaders, dump trucks, and portable crushing equipment).
- Potential VOC emissions from soil excavation work.
- Operation of SVE treatment systems and potential VOC emissions.
- Generation of fugitive dust and air emissions during below-grade demolition, concrete crushing equipment, decontamination, soil excavation, soil stockpiling, general heavy equipment use, truck loading, and truck staging/parking.
- Transportation of COC-impacted soil via hauling trucks to an off-site disposal facility.
- Backfill of excavations using crushed concrete and subsequent soil compaction and grading work.

#### Description of Baseline Environmental Conditions:

The City of Vernon is located within the SCAQMD, and it is SCAQMD's responsibility to ensure that State and Federal ambient air quality standards are met. SCAQMD is a non-attainment area for the State Ambient Air Quality Standards for ozone, respirable particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), nitrogen dioxide, and lead. During the below-grade demolition and soil excavation work air monitoring and dust control measures will be conducted as detailed in the site-specific Perimeter Air Monitoring Plan (PAMP) and RAP.

#### Analysis as to whether or not project activities would:

##### a. Conflict with or obstruct implementation of the applicable air quality plan.

#### Impact Analysis:

The proposed project would not result in population and/or employment growth that exceeds the growth estimates included in the applicable air quality plan and would therefore be consistent with air quality plans. Refer to Section 3c.

#### Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

##### b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

#### Impact Analysis:

Implementation of the project could result in short term air quality impacts from dust and PM<sub>10</sub>. Air monitoring and dust control measures detailed in the PAMP and RAP will be implemented during the below-grade demolition and soil excavation work. Perimeter air monitoring will be conducted to monitor PM<sub>10</sub> particulate; lead; arsenic; PCBs; and VOCs (specifically TCE; PCE; benzene; and 1,2,4 – TMB; and 1,3,5 – TMB) emissions. Based on remedial investigation data for the Site, these are the key chemicals of concern that may be present in emissions during below-grade demolition and/or remedial excavation work.

Dust suppression and vapor and/or odor control will be implemented as needed using the requirements outlined in the RAP and PAMP. Dust control measures will rely on wet methods (water spray, water misting) to control dust emissions. Similar dust control measures will also be applied to concrete crushing activities. Potential VOC emissions during soil excavation work will be monitored in accordance with SCAQMD Rule 1166. Refer to Section 3c.

#### Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

##### c. Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

**Impact Analysis:**

The applicable air quality management district with jurisdiction over the air basin for the site is the SCAQMD. A summary of the SCAQMD Attainment Status is provided below.

<b>Pollutant</b>	<b>National</b>	<b>State</b>
Ozone – 1 hour <sup>1</sup>	-	Extreme non-attainment
Ozone – 8 hour	Non-attainment	Non-attainment
PM <sub>10</sub>	Non-attainment	Non-attainment
PM <sub>2.5</sub>	Non-attainment	Non-attainment
Carbon Monoxide	Unclassified/Attainment	Attainment
Nitrogen Dioxide	Unclassified/Attainment	Non-attainment
Sulfur Dioxide	Attainment	Attainment
Sulfates <sup>2</sup>	-	Attainment
Hydrogen Sulfide <sup>2</sup>	-	Unclassified
Visibility Reducing Particles <sup>2</sup>	-	Unclassified
Lead <sup>2</sup>	-	Non-attainment
Notes		
1. EPA revoked the National 1-hour ozone standard in June 2005.		
2. National emission limits are not set for these pollutants.		
Source California Air Resources Board, <a href="http://www.arb.ca.gov/desig/adm/adm.htm">http://www.arb.ca.gov/desig/adm/adm.htm</a>		

Implementation of the project could result in short term air quality impacts from dust and PM<sub>10</sub>.

Air monitoring and dust control measures detailed in the PAMP and RAP will be implemented during the below-grade demolition and soil excavation work. Perimeter air monitoring will be conducted to monitor PM<sub>10</sub> particulate; lead; arsenic; PCBs; and VOCs (specifically TCE; PCE; benzene; and 1,2,4 – TMB; and 1,3,5 – TMB) emissions. Based on remedial investigation data for the Site, these are the key chemicals of concern that may be present in emissions during below-grade demolition and/or remedial excavation work.

Dust suppression and vapor and/or odor control will be implemented as needed using the requirements outlined in the PAMP and RAP. Dust control measures will rely on wet methods (water spray, water misting) to control dust emissions. Similar dust control measures will also be applied to concrete crushing activities. Potential VOC emissions during soil excavation work will be monitored in accordance with SCAQMD Rule 1166.

Perimeter air sampling methods and action levels covered under the PAMP are summarized below for real-time monitoring using hand held field instruments and time-integrated monitoring using laboratory analysis.

**REAL-TIME PERIMETER AIR SAMPLING METHODS AND ACTION LEVELS**

<b>Parameter and Equipment</b>	<b>Method Detection Limit</b>	<b>Frequency and Location</b>	<b>Estimated Number of Sampling Days</b>	<b>Site Specific Action Levels</b>
<u>PM<sub>10</sub> Particulates</u>  Personal DataRAM (pDR – 1000, MiniRAM)	0.1 µg/m <sup>3</sup>	One upwind and two downwind locations every half an hour on a work day, 5 days per week during demolition and soil remediation.	3 background; 5 per week for 5 months	50 µg/m <sup>3</sup> over background dust level
<u>Lead and Arsenic</u>  Personal DataRAM (pDR – 1000) for real-time monitoring of perimeter dust action level developed for lead and arsenic.	0.1 µg/m <sup>3</sup>	One upwind and two downwind locations every half an hour on a work day, 5 days per week during demolition and soil remediation.	3 background; 5 per week for 5 months	4,000 µg/m <sup>3</sup> for lead, 940 µg/m <sup>3</sup> for arsenic
<u>Polychlorinated Biphenyls (PCBs)</u>  Personal DataRAM (pDR – 1000) for real-time monitoring of perimeter dust action level developed for PCBs.	0.1 µg/m <sup>3</sup>	One upwind and two downwind locations every half an hour on a work day, 5 days per week during demolition and soil remediation.	3 background; 5 per week for 5 months	420 µg/m <sup>3</sup> for PCBs
<u>Volatile Organic Compounds (VOCs)</u>  Photoionization Detector (PID) (MiniRAE 2000) for real time monitoring of VOC concentrations.	0.1 ppm <sub>v</sub>	Two downwind locations every half an hour on a work day, 5 days per week during soil remediation in VOCs areas.	3 background 5 per week for 4 months	5.0 ppm <sub>v</sub> of VOCs, as n-hexane

Notes:µg/m<sup>3</sup> = micrograms per cubic meterppm<sub>v</sub> = parts per million by volume.

1. Upwind and downwind locations will be moved during Site activities to the western and eastern perimeters closest to actual field activities. Monitoring will be conducted by hand-held field meters/instruments.
2. Demolition includes former building slabs and below-grade structures and soil remediation includes excavation work.
3. The action level for real-time fugitive dust monitoring will be based on the PM<sub>10</sub> value of 50 µg/m<sup>3</sup>, as this value is more stringent than the PM<sub>10</sub> equivalent levels for lead, arsenic, and PCBs.

**TIME-INTEGRATED PERIMETER AIR SAMPLING AND CHEMICAL-SPECIFIC ACTION LEVELS**

Parameter and Equipment	Method (Method Detection Limit)	Frequency and Location	Estimated Number of Sampling Days	Action Levels
<u>PM-10 Particulates</u> PQ-100/200 sampler with PM-10 inlet using pre-weighed 47mm diameter Teflon filters.	NIOSH 0500 for particulate weight (1 micrograms [µg]/filter or about 0.12 micrograms per cubic meter [µg/m <sup>3</sup> ])	One upwind and two downwind locations at least once per week during demolition and soil remediation.	3 background 1 per week for 5 months	50 µg/m <sup>3</sup>
<u>Lead and Arsenic</u> PQ-100/200 samplers using 47mm diameter Teflon filters.	NIOSH 7300 for lead. (0.2 µg/filter or about 0.025 µg/m <sup>3</sup> ) NIOSH 7300 for arsenic. (0.4 µg/filter or about 0.05 µg/m <sup>3</sup> )	One upwind and two downwind locations at least once per week during demolition and soil remediation.	3 background 1 per week for 5 months	0.3 µg/m <sup>3</sup> for lead 0.11 µg/m <sup>3</sup> for arsenic
<u>PCBs</u> Polyurethane foam (PUF) cartridge	TO-10A for PCBs (0.75 µg/cartridge or about 0.31 µg/m <sup>3</sup> )	One upwind and two downwind locations at least once per week during demolition and soil remediation in PCB areas.	3 background 1 per week for 5 months	1.4 µg/m <sup>3</sup>
<u>VOCs</u> Summa canister with regulator for 10-hour work day	TO-15 for PCE, TCE, benzene, 1,2,4-TMB and 1,3,5-TMB (Approximately 0.015 µg/L)	One upwind, one crosswind, and two downwind locations at least once per week during soil remediation in VOC areas.	3 background 1 per week for 4 months	PCE – 0.27 µg/L TCE – 0.54 µg/L Benzene – 0.019 µg/L 1,2,4-TMB – 0.31 µg/L 1,3,5-TMB – 0.31 µg/L

## Notes:

µg/m<sup>3</sup> = micrograms per cubic meter

µg/L = micrograms per liter

1. Upwind and downwind locations will be moved during Site activities to the western and eastern perimeters closest to actual field activities. Downwind samplers will be placed at least 200 feet apart.
2. Demolition includes former building slabs and below-grade structures and soil remediation includes excavation work.

Although not required by SCAQMD, dust in the form of particulate matter less than 10 microns (PM<sub>10</sub>) will be measured to monitor compliance with SCAQMD Rule 403. Perimeter air samples for PCBs; lead; arsenic; PCE; TCE; benzene; 1,2,4-TMB; and 1,3,5-TMB will be collected to evaluate potential concentrations of these key contaminants in air dispersing from soil excavation activities at the Site.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

## d. Expose sensitive receptors to substantial pollutant concentrations.

## Impact Analysis:

The properties immediately adjacent to the Site are predominantly industrial, and exclude land uses related to schools, childcare, retirement homes, or convalescent homes. Within 1-mile of the Site to the east and south, are the cities of Maywood and Huntington Park which have residential neighborhoods. There are about 121 residents in the City of Vernon and approximately 40,000 day workers commute to the City each work day. There are at least five schools within 1-mile of the Site including:

- Loma Vista Elementary School at 3629 E. 58<sup>th</sup> Street in Maywood (0.78 miles).

- Huntington Park Senior High School at 6020 Miles Avenue in Huntington Park (0.84 miles).
- Maywood Christian School at 2759 E. 57<sup>th</sup> Street in Maywood (0.89 miles).
- Pacific Boulevard Elementary School at 2660 East 57th Street, Huntington Park, (0.83 miles).
- San Antonio Elementary School at 6222 State Street in Huntington Park (0.90 miles).

In addition, a fire station is located approximately 1000 feet east-northeast and a hospital is located 3500 feet west-southwest of the project area. Refer to Section 10.

Although these receptors will not be affected by the project, an air monitoring plan will be implemented during the below-grade demolition and soil remediation work and the contractor will implement dust and odor (if necessary) control measures. In addition, below-grade demolition and soil remediation work at the Site will be covered under site-specific Health and Safety Plan (HASP). Under the HASP and PAMP, air monitoring will be conducted in the work zone and at the Site perimeter. Therefore, impacts from implementation of the proposed project would be less than significant.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

**e. Create objectionable odors affecting a substantial number of people.**

**Impact Analysis:**

Implementation of the project will not likely create objectionable odors that may affect a substantial number of people. Odor controls, such as “simple green” or other similar odor suppressing liquids may be implemented if Stoddard solvent-impacted soils are exposed during below-grade demolition work in the central/southern portion of the project area. Also, during construction activities, source of odor are diesel emissions from construction equipment. However, these odors would be temporary and localized. Nonetheless, applicable best management practices (BMPs) such as those in SCAQMD Rule 431 (Diesel equipment) would, in addition to minimizing air quality impacts, also help minimize potential construction odors. Therefore, impacts resulting from project-related odors are anticipated to be less than significant.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

**f. Result in human exposure to Naturally Occurring Asbestos (see also Geology and Soils, f.).**

**Impact Analysis:**

No naturally occurring asbestos in project area. The project site is underlain by soils/sediments composed of sand, silt, clay and gravel to a depth of approximately 150 feet. There are no ultramafic rocks likely to contain naturally occurring asbestos at the Site. Refer to 6f.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

**References Used:**

1. AMEC Geomatrix, Inc., 2009d, *Site Health and Safety Plan (HASP), Former Pechiney Cast Plate Facility, Vernon Facility, 3200 Fruitland Avenue, Vernon, California*, Revised July 21.
2. AMEC, 2012b, *Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, CA, May 7.*
3. California Air Resources Board, <http://www.arb.ca.gov/desig/adm/adm.htm>.
4. Department of Conservation, Division of Mines and Geology, *General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos*, August 2000). [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/ofr\\_2000-019.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/ofr_2000-019.pdf).

5. AMEC Geomatrix, 2011c, Revised Perimeter Air Monitoring Plan (PAMP) for Demolition and Remediation Activities, Former Pechiney Cast Plate, Inc. Facility, 3200 Fruitland Avenue, Vernon, California, October 28.
6. AMEC, 2011d, Below Grade Demolition Plan, Pechiney Cast Plate, Inc. Facility, Vernon, California, Revised November.
7. McDaniel Lambert, 2009, Draft Community Profile, Former Pechiney Cast Plate Facility, Vernon, California, October.

#### 4. Biological Resources

##### Project Activities Likely to Create an Impact:

##### Description of Baseline Environmental Conditions:

The Pechiney facility is located in the City of Vernon. The area is zoned for industrial and commercial land use. There are no significant wildlife habitats in the vicinity. The nearby Los Angeles River is a concrete channel with no substantive wildlife habitats.

Future redevelopment plans for commercial/industrial use would not provide adequate ecological habitat at the Site, even for small mammals with a limited home range or transitory birds. A chain-link fence surrounds the Site, which is entirely covered by either concrete floor slabs from former buildings or asphalt pavement. The combination of fencing surrounding the property and the presence of concrete floor slabs and asphalt pavement effectively limits the access of animals. Given the similar lack of habitat at the surrounding industrialized properties, it is unlikely that the Pechiney site is or could be used for ecological habitat and potential impacts to ecological receptors are not considered significant.

A request submitted by February 1, 2010 via e-mail to William B. Miller at the U.S. Fish and Wildlife Service to list the threatened and endangered species located in or near the Site location, received the following response:

*“Based on the information provided and the location of the project within an urbanized area, we have determined that the proposed project is not located within the vicinity of any federally listed species, their designated critical habitat, or other Federal trust resources under our jurisdiction. Therefore, the interagency consultation requirements of section 7 of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), have been satisfied. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.”*

A request was submitted on May 20, 2010 to the California Department of Fish and Game to list the threatened and endangered species located in or near the Site location. Their response did not identify any threatened, endangered, or candidate species in or near the project area. Refer to Attachment B.

No local policies or ordinances, such as a tree preservation policy, protecting biological resources that are present at or in close proximity to the Site are applicable. The Site does not have any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that may be applicable to biological resources present at or in close proximity to the Site. Refer to Section 10.

##### Analysis as to whether or not project activities would:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

##### Impact Analysis:

This Site is paved and disturbed and is not located within the vicinity of any federally listed species, their designated critical habitat, or other Federal trust resources as expressed by the U.S. Fish and Wildlife Service. Furthermore, as determined by the U.S. Fish and Wildlife Service, there are no federally endangered, threatened, proposed, or candidate species, or any designated critical habitat, potentially present in the vicinity of the Site. This assessment is also true for state endangered, threatened, or candidate species, and their habitat after reviewing the data provided by the California Department of Fish and Game, Natural Diversity Database. A list was provided from each agency. Refer to above Section 10.

##### Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact

☒ No Impact

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

**Impact Analysis:**

The Site and its surrounding properties are highly industrialized, with no riparian habitats or other sensitive natural communities present in the Site vicinity. Refer to Section 10.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

**Impact Analysis:**

There are no wetlands within the project Site. Therefore, federally protected wetlands will not be impacted by project activities. The concrete-lined Los Angeles River is located approximately 1 mile northeast of the Site, and it is not expected to be impacted by this project. Refer to Section 10.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

**Impact Analysis:**

The Site is an industrial property. There are no fish or wildlife species present within the Site boundaries. No areas within the project boundaries are known to contain any migratory wildlife corridors. Refer to Section 10.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- e. Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

**Impact Analysis:**

There are no local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances, which apply to the project Site. Refer to Section 10.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**Impact Analysis:**

There are no conservation plans that apply to the project Site. Refer to Section 10.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

## References Used:

1. AMEC, 2012b, Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, CA, May 7.
2. U.S. Fish and Wildlife Service, 2010, Email Correspondence Concerning Federally Endangered, Threatened, Proposed, and Candidate Species and their Critical Habitat Potentially Present in the Vicinity of 3200 Fruitland Avenue, City of Vernon, Los Angeles County, California, Between William B. Miller, U.S. Fish and Wildlife Service, Carlsbad, California, and Todd Bernhardt, AMEC Geomatrix Inc., February 1.
3. California Department of Fish and Game, 2010, Mail Correspondence Concerning California Endangered, Threatened, Proposed, and Candidate Species and their Critical Habitat Potentially Present in the Vicinity of 3200 Fruitland Avenue, City of Vernon, Los Angeles County, California, Between Kristine Donat, California Department of Fish and Game, Natural Diversity Database (CNDDDB), South Coast Region, San Diego, California, accessed May 2010 and South Gate Quadrangle, October 2010. Accessible at (<http://imaps.dfg.ca.gov/viewers/cnddbquickviewer/app.asp>).

## 5. Cultural Resources

## Project Activities Likely to Create an Impact:

- Equipment mobilization.
- Excavation.
- Below-grade demolition.
- Drilling.

## Description of Baseline Environmental Conditions:

The project is located on the California 7.5' USGS Quadrangle located in Township 2 South, Range 13 West, Section 14. A records search was conducted at the South Central Coast Information Center (SCCIC) of the California State University in Fullerton. This records search (SCCIC file number 10535.7308) was requested to obtain baseline archaeological resources information for the project Site. The records search encompassed an area within a ½-mile radius of the project Site to locate any previously recorded cultural resources sites or studies. Also reviewed were the California Points of Historical Interest (2010), the California Historical Landmarks (2010); the California Register of Historical Resources, the California State Historic Resources Inventory and the National Register of Historic Places. In addition, historical USGS maps were reviewed (1896 and 1942 Downey maps and 1896 and 1900 Pasadena maps).

According to the report provided by SCCIC, the project area was bordered on the north and west by developed roads with a few buildings and several railroad spurs located nearby. The Los Angeles River flowed to the east of the property as it does today, and to the west a tributary wash was visible yet appears to have been built upon in the 1940's with multiple developed roads and structures.

Results of the records search indicated that one archaeological site (19-003135) was identified within a ½-mile radius of the Site, but that no sites are located at the Site. Additionally, no isolates (e.g. other archeological sites or finds) were identified within a ½-mile radius of the Site and no isolates are located at the Site.

Three additional cultural resources (19-186110, 19-188180, and 19-188181) were identified within a ½-mile radius of the Site, but no cultural resources are located at the Site.

The historical property review of the California Points of Historical Interest, the California Historical Landmarks, the California Register of Historical Resources, the California State Historic Resources Inventory and the National Register of Historic Places did not list any properties of historical significance with a ½-mile radius of the Site.

Results of the records search indicated that there have been approximately 5 studies (LA3408, LA4834, LA5951, LA6357, and LA9638) completed within a ½-mile radius of the Site. Of these, none are located at the Site. The records search also identified 45 additional investigations on the South Gate and Los Angeles, California 7.5' Quadrangles that are potentially located within a ½-mile of the Site. However, the reports were not mapped due to insufficient location information.

The SCCIC report concluded that the Site had not been subjected to any previous studies and recommended an evaluation of historic or cultural properties on the Site (Phase I). However, given that the Site is in a highly industrialized area and it is currently vacant, the likelihood of the presence of archaeological features or historical structures at the Site is very low. Therefore, any additional cultural or historical site evaluations should be conducted by or under the direction of the DTSC, if necessary. Refer to Section 5d.

A Sacred Lands File search result was obtained from the Native American Heritage Commission (NAHC) on May 28, 2010. The NAHC search did not find presence of Native American cultural resources in the project area. However, the list of nine Native American contacts that may have an interest in the project was provided. These contacts will be added to the project mailing list for community outreach and public participation purposes.

Analysis as to whether or not project activities would:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5.

Impact Analysis:

Three cultural resources (19-186110, 19-188180, and 19-188181) were identified within a ½-mile radius of the Site, but no cultural resources are located at the Site; therefore the project is not likely to encounter undiscovered resources. In the event inadvertent finds of historical or cultural resources are made, work in the immediate area will cease, until a qualified archaeologist can make an assessment of the Site and recommendations for the disposition of any encountered resources. Refer to Section 5 Description of Baseline Environmental Conditions.

Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- b. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5.

Impact Analysis:

Results of the records search indicated that one archaeological site (19-003135) was identified within a ½-mile radius of the Site, but that no archaeological sites are located at the project Site. Additionally, no isolates were identified within a ½-mile radius of the Site and no isolates are located at the Site. Therefore, a discovery of resources is not anticipated. However, in the event resources are discovered, a qualified archaeologist will make an assessment of the Site and recommendations for the disposition of any encountered resources. Refer to Section 5 Description of Baseline Environmental Conditions.

Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Impact Analysis:

There are no unique paleontological resources or unique geologic features anticipated at the Site. The Site is located in a highly industrialized area of the City of Vernon, which was developed into a manufacturing facility in the late 1930's. In the event a paleontological resource is encountered, a qualified archaeologist will assess the finding and make recommendations for disposition. Refer to Section 5 Description of Baseline Environmental Conditions.

Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- d. Disturb any human remains, including those interred outside of formal cemeteries.

**Impact Analysis:**

The NAHC did not find a record of the Native American resources for the Site. The SCCIC report did not indicate any particular historical settlements at the Site. In the event human remains are found at the Site during earth-disturbing activities, the following provisions will be implemented:

If human remains are discovered at the Site, the requirements of Health and Safety Code section 7050.5 will be followed. No further disturbance will occur in the location where the remains are found and the County Coroner will be notified. The coroner will determine disposition within 48 hours. If the remains are Native American, the coroner will be responsible for contacting the NAHC within 24 hours, and any Native American most likely descendent will be identified immediately to make recommendation for the appropriate and dignified treatment of the remains (Public Resources Code, section 509798). The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the Site.

**Conclusion:**

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☒ No Impact

**References Used:**

1. *Native American Heritage Commission, Request for a Sacred Lands file records search and Native American contacts list for the Former Pechiney Cast Plate, Inc. Facility Site project, May 28, 2010.*
2. *South Central Coastal Information Center, records search for 3200 Fruitland Ave., Vernon, CA, May 24, 2010.*
3. *AMEC, 2012b, Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, California, May7.*

## 6. Geology and Soils

**Project Activities Likely to Create an Impact:**

- Removal of concrete slabs, below-grade footing and foundations.
- Operation of construction equipment and excavators.
- Implementation of storm water controls.
- Installation of temporary shoring in one shallow soil excavation.
- Excavation of impacted soil using appropriate construction equipment, management of excavated soil stockpiles, and loading excavated soil into hauling trucks.
- Backfill of excavation using crushed concrete and subsequent soil compaction work.
- Completion of final site grading.

**Description of Baseline Environmental Conditions:**

The Site is underlain by fine-grained (predominantly silt) and coarse-grained (predominantly sand) sediments (referred to as Recent Alluvium) from the ground surface to approximately 40 to 47 feet bgs. Sediments between approximately 40 to 85 feet bgs are predominantly silt and clay (referred to as the Bellflower aquiclude), and predominantly sand (referred to by others as the Lakewood Formation) to a depth of at least 161 feet, the total depth of the deepest soil boring drilled at the Site. First groundwater was encountered at a depth of approximately 150 feet bgs.

**Analysis as to whether or not project activities would:**

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - ❖ Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. (Refer to Division of Mines and Geology Special Publication 42).
  - ❖ Strong seismic ground shaking.
  - ❖ Seismic-related ground failure, including liquefaction.

## ❖ Landslides.

## Impact Analysis:

The project area and the area surrounding the Site is relatively flat and the shallow soils (silt, sand and clay) underlying the Site are not considered unstable. One soil excavation planned to a depth of 15 feet bgs will be shored for safety and protection of the nearby abandoned rail spur. With the exception of the adjacent rail spur, there are no fixed above ground structures or buildings remaining at the Site. Therefore, the remedial activities are not expected to result in a landslide, subsidence, liquefaction or collapse.

As shown on the recent Alquist-Priolo Earthquake Fault Zoning Maps, there are three major fault systems located with 5 to 12 miles of the site, and include:

- Newport-Inglewood fault zone (approximately 5.5 miles west of the Site).
- Hollywood fault zone (approximately 10 miles north of the Site).
- Whittier fault zone (approximately 12 miles east of the Site).

As with most locations in southern California, the project site is susceptible to ground shaking emanating from causative faults during an earthquake. The project activities will not cause strong seismic ground shaking which would expose people or structures to potential substantial adverse effects. There are no structures at the Site that will be affected by seismic events.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

## b. Result in substantial soil erosion or the loss of topsoil.

## Impact Analysis:

Short-term erosion impacts could occur during Site remediation preparation activities at the project site. During excavation, backfilling, stockpiling, and other site preparation activities, unearthed and exposed soil could potentially cause temporary erosion impacts. Fugitive dust would be controlled in compliance and implementation of SCAQMD Rules 403 and 1166. The following erosion control features associated with SCAQMD Rules utilized during remedial activities would include:

- Covering stockpile with plastic sheeting.
- Covering loaded soils with secured tarps.
- Prohibiting work during periods of high winds.

In the event of heavy precipitation, exposed soils could also run off the Site into public right-of-ways and/or storm drainage systems. However, site preparation would be conducted in compliance with the City of Vernon requirement for BMPs and State and local codes and requirements for erosion control, grading, and soil remediation. With the implementation of these erosion control features, potential impacts associated with erosion would be less than significant. Refer to Section 9.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

## c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

## Impact Analysis:

The project area and the area surrounding the Site is relatively flat and the shallow soils (silt, sand and clay) underlying the Site are not considered unstable. One soil excavation planned to a depth of 15 feet bgs will be shored

for safety and protection of the nearby abandoned rail spur. With the exception of the adjacent rail spur, there are no fixed above ground structures or buildings remaining at the Site. Therefore, the remedial activities are not expected to result in a landslide, subsidence, liquefaction or collapse. Refer to Section 6a.

Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☒ No Impact

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

Impact Analysis:

The project Site is relatively flat and based on the shallow soils observed at the Site (silty sand, sand and silt), and not located on expansive soils as listed on Table 18-1-B of the Uniform Building Code (1997). It is likely that shallow soil at the Site would be considered to have a very low to low expansive potential. Therefore, a less than significant impact is anticipated.

Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☒ Less Than Significant Impact
- ☐ No Impact

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of water.

Impact Analysis:

Waste water requiring sewer discharge is not anticipated for this project. Therefore, no impacts are anticipated. If waste water is generated from construction equipment decontamination, it will be containerized, tested, profiled and shipped off site for disposal.

Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☒ No Impact

- f. Be located in an area containing naturally occurring asbestos (see also Air Quality, f.).

Impact Analysis:

The Site is not a source of naturally occurring asbestos. The project site is underlain by soils/sediments composed of sand, silt, clay and gravel to a depth of 150 feet. There are no ultramafic rocks likely to contain naturally occurring asbestos at the Site. Refer to Sections 3f and 6 Description of Baseline for Environmental Conditions.

Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

1. AMEC, 2012a, *Feasibility Study, Pechiney Cast Plate Facility, Vernon, California, May 7.*
2. AMEC, 2012b, *Remedial Action Plan, Pechiney Cast Plate Facility, Vernon, California, May 7.*
3. California Department of Conservation, Division of Mines and Geology, 1998, *Maps of Known Active Fault Near-Source Areas in California and Adjacent Portions of Nevada, February.*
4. California Department of Conservation, Division of Mines and Geology, *Alquist-Priolo Earthquake Fault Zoning Map, Special Publication 42.*
5. Geomatrix Consultants, Inc., 2005, *Phase I Environmental Site Assessment, Pechiney Cast Plate Facility, Vernon, California, September 1.*

6. *Geomatrix Consultants, Inc., 2006a, Phase II Environmental Site Assessment Report, Pechiney Cast Plate Facility, Vernon, California, March 9.*
7. *Geomatrix Consultants, Inc., 2006c, Supplemental Phase II Environmental Site Assessment Report, Pechiney Cast Plate Facility, Vernon, California, December 19.*
8. *Uniform Building Code, 1997, Table 18-1-B, Classification of Expansive Soil, Volume 2.*
9. *Geraghty & Miller, Inc., 1991, Final Phase I Hydrogeology Investigation, Alcoa-Vernon Plant, 5151 Alcoa Avenue, Vernon, California, March 6.*
10. *Southern Coast Air Quality Management District, 2010.*

## 7. Greenhouse Gas Emissions

### Project Activities Likely to Create an Impact:

- Operation of excavation and construction equipment (including excavators, backhoes, loaders, dump trucks, and portable crushing equipment).
- Potential VOC emissions from soil excavation work.
- Operation of SVE treatment systems and potential VOC emissions.
- Generation of fugitive dust and air emissions during below-grade demolition, concrete crushing equipment, decontamination, soil excavation, soil stockpiling, general heavy equipment use, truck loading, and truck staging/parking.
- Transportation of COC-impacted soil via hauling trucks to an off-site disposal facility.
- Backfill of excavations using crushed concrete and subsequent soil compaction and grading work.

### Description of Baseline Environmental Conditions:

The City of Vernon is currently preparing a climate action plan. The plan is to provide guidance to the City on how to take advantage of opportunities to reduce emissions of greenhouse gases (GHG) linked to climate change. By reducing greenhouse gas emissions, the City expects such reductions will have the additional benefit of also reducing traditional criteria pollutants.

The SCAQMD currently has an Interim CEQA GHG Significance Threshold for Stationary Sources, Rules, and Plans. Significant impact thresholds have been established for industrial facilities, principally as stationary sources. The significant impact threshold for GHG is 10,000 metric tons per year.

The SCAQMD does not have established or interim significant impact thresholds developed for non-stationary or mobile sources. Other major California air districts, such as the Bay Area AQMD have established non-stationary sources thresholds. For the Bay Area AQMD this is currently 1,100 metric tons per year of GHG.

### Analysis as to whether or not project activities would:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

#### Impact Analysis:

Total CO<sub>2</sub>e project-related emissions were estimated for the proposed remediation project to be 267 metric tons per year and are based upon the following assumptions.

- Project HP – hr/year = 430,019 HP – hr/year.
- HP – hr = 2545 BTU.
- Combustion efficiency = 30%.
- CO<sub>2</sub> emission factor = 73.1 kg CO<sub>2</sub>/MMBTU 3.

As described above, while SCAQMD's 10,000 metric ton threshold would not apply to the proposed project, it is presented here as a benchmark for comparison purposes to demonstrate that the proposed project would not result in substantial amounts of GHG emissions that could potentially have a significant impact on the environment. Therefore, emissions of GHG associated with the implementation of the proposed project are anticipated to be less than significant. Refer to Attachment D.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**Impact Analysis:**

As described below, several initiatives, plans, policies, and regulations have been adopted at the state and local level related to reducing GHG emissions. In general, California's goals and strategies for the systemic statewide reduction of GHG emissions are embodied in the combination of Executive Order S-3-05 and Assembly Bill (AB) 32, which call for the following reductions of GHG emissions.

- 2000 levels by 2010 (11 percent below business-as-usual).
- 1990 levels by 2020 (25 percent below business-as-usual).
- 80 percent below 1990 levels by 2050.

Currently, the City of Vernon does not have a GHG reduction plan. The City has been working on initiatives related to responsible energy generation and environmentally sustainable city management. The City is in the final stages of developing a sustainable action plan, which may incorporate a climate action plan and a green industrial development plan. The climate action plan will be used to provide guidance to the City for opportunities to reduce GHG emissions linked to climate change. The City has conducted an inventory of GHG emissions in the City but has yet to adopt a GHG reduction target.

As discussed above, GHG emissions associated with the proposed remedial activities would not be substantial, and would be well below SCAQMD's GHG threshold for construction or operations for industrial projects (used as a more relevant established threshold). Further, the proposed project is being proposed to provide benefits to the community by eliminating or reducing contamination, and it would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.

The proposed project would not emit substantial amounts of GHG emissions or otherwise hinder implementation of plans, policies, and regulations to reduce GHG emissions. Therefore, implementation of the proposed project would result in less than significant impacts.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

**References Used:**

1. *South Coast Air Quality Management District (SCAQMD). Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008.*
2. *California Air Resource Board, The California Global Warming Solutions Act of 2006 (AB32), 2006. Accessible at <http://www.arb.ca.gov/cc/factsheets/ab32factsheet.pdf>.*
3. *California Air Pollution Control Officers Association. CEQA and Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January 2008.*
4. *California Air Resources Control Board, Instructional Guidance of Mandatory Greenhouse Gas Emissions Reporting (December 2008).*
5. *City of Vernon website, [http://www.cityofvernon.org/about\\_vernon/greening\\_the\\_city.htm](http://www.cityofvernon.org/about_vernon/greening_the_city.htm)*
6. *UCLA Luskin Center, Southern California Climate Action Progress Report, Early Steps Toward Climate Action Planning in Southern California, First Southern California Climate Action Progress Report, Working Paper.*

**8. Hazards and Hazardous Materials**
**Project Activities Likely to Create an Impact:**

- Operation of excavation and construction equipment (including excavators, backhoes, loaders, dump trucks, and portable crushing equipment).
- Removal and off-site disposal of PCB-impacted concrete.

- Generation of fugitive dust and air emissions during below-grade demolition, concrete crushing, decontamination, soil excavation, soil stockpiling, general heavy equipment use, truck loading, and truck staging/parking.
- Excavation of impacted soils containing PCBs and arsenic and confirmation sampling.
- Backfill of excavation using crushed concrete and subsequent soil compaction work.
- Installation and operation of SVE and SVE/bioventing remedial systems.
- Transportation of COC-impacted soil via hauling trucks to an off-site disposal facility.

#### Description of Baseline Environmental Conditions:

Based on the evaluation of data summarized in the Site screening-level Human Health Risk Assessment (HHRA) presented in the FS and incorporated into the RAP, the pre-remediation potential cancer risks and non-cancer hazards are summarized below by locations (or “Phases”) where the work will be conducted. Potential excess cancer risks and non-cancer hazards were evaluated for human receptors based on anticipated plans for future commercial/industrial Site uses to include indoor and outdoor commercial/industrial workers, and construction workers exposed to COPCs that included TPH, PCBs, VOCs and metals in soil and/or soil vapor:

- In the Phase I area, cancer risks for all three receptors evaluated (indoor and outdoor commercial/industrial workers, and construction workers) exceed the “target” cancer risk level typically used by regulatory agencies in assessing commercial/industrial scenarios ( $1 \times 10^{-5}$ ). Non-cancer hazards (hazard index) in this area exceed the target level of one for indoor commercial/industrial workers.
- In the Phase II area, cancer risks for outdoor commercial/industrial workers and construction workers exceed the target level of  $1 \times 10^{-5}$ . Non-cancer hazards in this area exceed the target level of one for outdoor commercial/industrial workers and construction workers.
- In the Phase IIIa area, cancer risks for the outdoor commercial/industrial worker exceed the target risk level of  $1 \times 10^{-5}$ . Non-cancer hazards in this area exceed the target level of one for only the construction worker.
- In the Phase IIIb area, cancer risks are below the target level of  $1 \times 10^{-5}$ . However, non-cancer hazards exceed the target level of one for indoor commercial/industrial workers and construction workers.
- In the Phase IV area, cancer risks for the outdoor commercial/industrial workers and construction workers exceed the target level of  $1 \times 10^{-5}$ . Non-cancer hazards exceed the target level of one for all three receptors.
- In the Phase V area, cancer risks and non-cancer hazards are all below the respective target levels for all three receptors.
- In the Phase VI area, cancer risks for outdoor commercial/industrial workers and construction workers exceed the target level of  $1 \times 10^{-5}$ . Non-cancer hazards in this area exceed the target level of one for construction workers.

Additionally, BTEX compounds; 1,2-DCA; TCE; PCE; TPH as specific carbon ranges (c5-c10, c6-c10, c7-c12, c10-c20, c10-c28, and c21-c28); and TPH as Stoddard solvent in soil were identified as exceeding the site-specific soil screening levels for the protection of groundwater. In addition, benzene, chloroform, 1,2-DCA, dichloromethane (i.e., methylene chloride), and TCE detected in groundwater exceeded their respective MCLs. Potential vapor intrusion risks from VOCs in groundwater were below the cumulative target cancer risk level and target hazard index proposed for the Site ( $1 \times 10^{-5}$  and 1, respectively).

The screening-level HHRA presented in the FS was conducted to evaluate potential human health risks associated with exposures to site-specific COPCs pursuant to NCP 40 CFR 300.430(d)(1) and DTSC guidance documents. This screening-level HHRA was conducted for individual “Phase areas” at the Site to facilitate future below-grade demolition work and the anticipated plans for future site use as commercial and/or industrial. There is no current use of the Site; but the property is being purchased by the City of Vernon for commercial/industrial use. Potential future human receptors at the Site include commercial/industrial workers (e.g., workers under commercial/industrial uses and landscape workers) and construction workers involved in the future construction and grading at the Site. The construction worker receptor is assumed to spend 100 percent of his time outdoors and includes potential exposure of future short-term utility maintenance workers. The commercial/industrial worker receptor is assumed to spend 100 percent of his time indoors or outdoors; and therefore exposure was evaluated separately for indoor and outdoor receptors.

The HHRA also considered off-site receptors such as workers at adjacent or nearby commercial/industrial facilities or short-term utility workers performing excavation and maintenance activities in adjacent roadways that may potentially be exposed to site COPCs. These off-site receptors were considered in the evaluation based on fate and transport mechanisms that may also result in the off-site movement of some site COPCs. COPCs in subsurface soil vapor may move laterally through fractures, utility conduits, or other preferential pathways, and COPCs in groundwater may move

off-site with groundwater flow. Furthermore, COPCs in soil may move off-site as wind-blown fugitive dust. This evaluation did not consider potential contribution from off-site sources.

Based on the results of the screening-level HHRA for COPCs present in soil, concrete, groundwater, and soil vapor, and an evaluation of soil and concrete conditions for the protection of groundwater, several COCs were identified that require mitigation as summarized below. A detailed summary of the COCs requiring mitigation was included in the FS.

- Arsenic, PCBs, and TPH were identified as COCs in shallow soil (upper 15 feet of the vadose zone) as contributing significantly to potential risk or hazards in certain Phase areas of the Site.
- PCBs were identified as COCs in concrete building slabs that were proposed for reuse as crushed concrete fill material in the upper 15 feet of the vadose zone.
- VOCs were identified as COCs in soil vapor with the potential to pose future vapor intrusion risks at the Site.

In addition, VOCs also were identified as COCs in groundwater based on concentrations that exceed MCLs (mainly TCE). VOCs were detected in groundwater in the northern (Phase I area) and southern (Phase IIb area) portions of the Site. TCE was also detected in soil and soil vapor in the northern portions of the Site. However, TCE was not detected in soil and soil vapor in the southern portion of the Site; therefore based on the RI data and reported groundwater flow, an off-site source is likely the source of the southern groundwater impacts and contributing to other groundwater impacts at the Site.

Based on previous investigation data and HHRA findings, the following mitigation of COC-impacted soils having concentrations greater than the applicable site-specific remediation goals will include one or more of the following actions:

- Demolition and off-site disposal of PCB-impacted concrete (Phase I and II areas).
- Soil excavation, removal, and landfill disposal for surface and shallow arsenic and PCB-impacted soil (near surface to 15 feet bgs; at various Phase areas).
- SVE for shallow and deep VOC-impacted soil (Phase I area).
- SVE/bioventing for shallow and deep Stoddard solvent-impacted soil (Phase IIb and IV areas).

#### Analysis as to whether or not project activities would:

- a. Create a significant hazard to the public or the environment throughout the routine transport, use or disposal of hazardous materials.

#### Impact Analysis:

This project will include demolition of below-grade structures, impacted concrete removal, soil excavation, installation of SVE and SVE/Bioventing wells, operation of two SVE treatment systems, and concrete crushing work. Site preparation will include obtaining the necessary permits, implementation of storm water and dust controls, demarking areas proposed for concrete and soil removal, and demarking areas for groundwater monitoring well protection. During below-grade demolition and remediation work, Site controls to manage the excavation areas and excavated soils will include perimeter air monitoring, dust suppression and vapor and/or odor controls as described in Section 3 above. Similar dust control measures will also be applied to concrete crushing activities. The below-grade demolition and remediation work will be performed as described in the RAP and contractor specification documents.

During removal of slabs and other below-grade structures, monitoring will be conducted for hazardous vapors and observations will be made with respect to the condition of the underlying surface of the concrete slab and the condition of the soil underlying the slab. Newly discovered areas of impacted soil will be addressed pursuant to the RAP, and will include monitoring, notifications, material segregation and removal, confirmation sampling, waste profiling and off-site disposal.

PCB-impacted concrete floor slabs exceeding the site-specific remediation goals for PCBs (e.g. 3.5mg/kg) will be demarcated by painting a "cut line" on the slab to identify those areas previously delineated by concrete coring and laboratory analytical testing. The cut line will encircle areas previously identified to contain PCB concentrations greater than 3.5 mg/kg but less than 50 mg/kg (that will be handled as a non-TSCA, non-hazardous waste during removal and landfill disposal). Concrete slab areas where PCB concentrations exceed 50 mg/kg will also be delineated for separate handling and disposed of as a TSCA hazardous waste. PCB-impacted concrete designated for disposal will be sized for handling, and temporarily stockpiled on plastic (with a minimum thickness of 30 mil) and covered with plastic in separate piles based on concentrations, prior to loading the material into trucks and hauling the concrete to a permitted off-site disposal facility.

Soil impacted with COCs above the site-specific remediation goals for PCBs and arsenic will be excavated described in the RAP, and confirmation sampling will be performed to confirm that the remediation goals have been met. A track-mounted excavator will be used to remove soil to proposed depths and the excavated soil will be staged adjacent to the excavation and then transferred to a lined and bermed temporary stockpile located on-Site. Excavated soils will be profiled and handled as either a non-hazardous or hazardous material (based on profile testing) and temporarily stockpiled on Site prior to loading the soil into trucks and hauling the soil to a permitted off-site disposal facility. Excavated soil will be stockpiled on plastic (with a minimum thickness of 10 mil) and covered with plastic or placed in covered roll-off bins or in end dumps, as needed based on volume. Excavation areas will be backfilled with recycled crushed aggregates obtained from on-Site crushing of concrete demolition debris with COCs below site-specific remediation goals.

Soil cuttings generated from the installation of SVE wells in the Phase I area to address VOC-impacted soils and SVE/Bioventing wells in Phase III/IV areas to address Stoddard solvent-impacted soils will be contained and managed as either a non-hazardous or hazardous materials based on testing and waste profiling. The removed soil will be temporarily stored in roll-off bins prior to hauling the soil to an off-site disposal facility. Impacted soil removed for the installation of below-grade piping used to connect the wells to the treatment systems will be handled and managed in the same manner. Treatment systems connected to these wells will be operated under a SCAQMD various locations permit, and ultimately a treatment-system specific permit obtained from SCAQMD.

All loads in trucks hauling waste will be covered with either a tarpaulin or plastic sheeting prior to departing the jobsite and all truck exteriors will be inspected and cleaned of any loose soil or concrete debris that may be present on the truck exterior associated with loading activities. Measures will be taken to prevent Site soil or debris from being tracked onto adjacent City right-of-ways during off-site shipment. All loads will be properly manifested and placarded, including obtaining all applicable permits.

Decontamination fluids generated from the soil excavation, confirmation sampling and SVE well drilling work will be contained in 55-gallon drums and managed as either a non-hazardous or hazardous material (based on area of origin, testing and waste profiling). The decontamination fluids will be temporarily stored at the Site prior to transport to a permitted off-site disposal facility. The proposed project has developed a Hazardous Materials Transportation Plan in collaboration with the United States Environmental Protection Agency.

During this work, health and safety procedures will be implemented as described in the site-specific HASP and perimeter air monitoring will be performed as described in the PAMP. Refer to Project Description.

**Conclusion:**

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☒ Less Than Significant Impact
- ☐ No Impact

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

**Impact Analysis:**

Implementation of the RAP, HASP and PAMP would mitigate potential hazards to the public or the environment through reasonably foreseeable upset and accident conditions that may potentially occur at the Site that may involved the release of hazardous materials into the environment. Below-grade demolition work will be performed in accordance with the RAP and contractor specifications. Remediation work performed at the Site will be conducted in accordance with the RAP and the site-specific HASP. The site-specific HASP will include an emergency response plan.

As discussed in Section 3 above, perimeter air monitoring will be conducted to monitor PM<sub>10</sub> particulate; lead; arsenic; PCBs; and VOCs (specifically TCE; PCE; benzene; and 1,2,4-TMB; and 1,3,5-TMB) emissions that may be present during below-grade demolition and/or soil remedial excavation work. Excavation perimeters will be demarcated with a visible barrier.

Dust suppression and vapor and/or odor control will be implemented as needed, and these measures will rely on wet methods (water spray, water misting) to control dust emissions. Similar dust control measures also will be applied to concrete crushing activities. Potential VOC emissions during soil excavation work also will be monitored in accordance with SCAQMD Rule 1166. Refer to Project Description.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.

## Impact Analysis:

There are no proposed or existing schools or other sensitive receptors within ¼-mile of the Site. Refer to Section 3d.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to public or the environment.

## Impact Analysis:

The Site is not currently listed on the Hazardous Waste and Substances Sites (Cortese) List as a hazardous materials site pursuant to Government Code Section 65962.5. However, a DTSC Imminent and Substantial Endangerment Determination Consent Order was issued for the property. As such, this project addresses concrete and soil impacted with COCs above the site-specific remediation goals established for commercial/industrial land use and will be remediated through soil removal or in situ SVE or SVE/bioventing methods as described in the RAP.

Based on the search results from a 2005 Environmental Data Resources Inc (EDR) report, the Site was identified in four databases (when the Pechiney facility was active), including as a Resource Conservation and Recovery Act (RCRA) large quantity generator, hazardous waste generator (HAZNET), waste discharge system (CA-WDS), and Facility Index System/Facility Identification Initiative Program Summary Report (FINDS) databases.

Properties adjacent to and immediately surrounding the project area are industrial and these properties were also reported as RCRA large and small quantity generators, properties with historical USTs (HIST-UST) and/or leaking USTs (LUST), and on the Cortese list. In addition, two RCRA-treatment, storage and disposal (TSDF) facilities were identified in the Site vicinity. Based on the 2005 EDR report, Envirostor database, and Geotracker database, some of the properties adjacent to and in the Site vicinity (less than ¼-mile) were listed with soil and/or groundwater contamination associated with TPH, metals or VOCs. These properties included:

- Former Stauffer Chemical located at 3200 26<sup>th</sup> Street (north of the Site).
- Former Detrex Corporation located at 3027 Fruitland Avenue (northwest of the Site).
- US Filter located at 5375 South Boyle Avenue (west of the Site).
- Trico Industries, Inc. located at 3040 East Slauson Avenue (southwest of the Site).
- Herny Company located at 2911 Slauson Avenue (southwest of the Site).
- Chemclear of Los Angeles located at 3165 East Slauson Avenue (south of the Site).
- Former Bethlehem Steel (also includes Vernon Industrial Plaza) located at 3300 Slauson Avenue (south-southeast of the Site).

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- e. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

**Impact Analysis:**

All Site remedial work will be conducted in accordance with the RAP and the site-specific HASP. The site-specific HASP will include an emergency response plan.

**Conclusion:**

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☒ Less Than Significant Impact
- ☐ No Impact

**References Used:**

1. AMEC Geomatrix, Inc., 2009d, *Site Health and Safety Plan, Former Pechiney Cast Plate Facility, Vernon Facility, 3200 Fruitland Avenue, Vernon, California, Revised July 21.*
2. AMEC, 2012a, *Feasibility Study, Pechiney Cast Plate Facility, Vernon, California, May 7.*
3. AMEC, 2012b, *Remedial Action Plan, Pechiney Cast Plate Facility, Vernon, California, May 7.*
4. AMEC Geomatrix, Inc., 2011c, *Perimeter Air Monitoring Plan (PAMP) for Demolition and Remediation Activities, Former Pechiney Cast Plate, Inc. Facility, 3200 Fruitland Avenue, Vernon, California, October 28.*
5. Geomatrix Consultants, Inc., 2005, *Phase I Environmental Site Assessment, Pechiney Cast Plate Facility, Vernon, California, September 1.*
6. EDR, 2005, *The EDR Radius Map with GeoCheck, Alcan Aluminum/Pechiney Plastics, 3200 Fruitland Avenue, Vernon, CA 90058, May 26.*
7. California Department of Toxic Substances Control, EnviroStor, <http://www.envirostor.dtsc.ca.gov/public/>
8. California State Water Resources Control Board, GeoTracker, <http://geotracker.swrcb.ca.gov/>
9. California Department of Toxic Substances Control, <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>.

## 9. Hydrology and Water Quality

**Project Activities Likely to Create an Impact:**

- Removal of concrete slabs, below-grade footings and foundations.
- Excavation of impacted soil using appropriate construction equipment, managing excavated soil stockpiles, and loading excavated soil in hauling trucks.
- Management and control of storm water runoff in excavation and soil stockpile areas.

**Description of Baseline Environmental Conditions:**

The California Regional Water Quality Control Board, Los Angeles Region (RWQCB) has the responsibility to ensure that State and Federal clean water quality standards are met. The RWQCB Basin Plan (1994) designates groundwater in the Site vicinity for beneficial use. According to information provided by the City of Vernon Health & Environmental Control, groundwater is produced off-site from the Jefferson, Lynwood, Silverado, and Sunnyside aquifers from depths of approximately 450 to 1400 feet bgs (based on wells No. 15 and 19; Geoscience, 2005).

The Site is located within the Los Angeles Forebay Area of the Central Basin of the Los Angeles County Coastal Plain. The Central Basin is bounded on the northwest by the Santa Monica Mountains; on the north and northeast by the Repetto, Merced, and Puente Hills; on the east by Coyote Creek (the approximate Orange County/Los Angeles County line); and on the south and west by the Pacific Ocean. The Central Basin is largely composed of alluvial sediments originating from the surrounding hills and mountains.

Aquifers reported in the Site vicinity to a depth of approximately 700 feet bgs include the Exposition, Gage, Hollydale, Jefferson, and Lynwood aquifers. The Exposition and Gage aquifers are part of the Lakewood Formation, while the Hollydale, Jefferson, and Lynwood aquifers are part of the underlying San Pedro Formation. Below the Lynwood aquifer are the Silverado and Sunnyside aquifers of the San Pedro Formation. These aquifers have variable thicknesses and are separated by undifferentiated finer-grained sediments. Although not observed at the Site, perched groundwater may be associated with the Bellflower aquiclude in the Recent Alluvium.

At the Site, first groundwater was encountered within a sand unit, interpreted to be the Exposition aquifer within the Lakewood Formation, between depths of 145 and 150 feet bgs. Groundwater was also encountered at 150 feet in soil borings advanced in the northern portion of the Site in 2005. Three groundwater monitoring wells are located in the southern portion of the Site, and groundwater depth measurements collected in 2005 and 2006 from these groundwater monitoring wells ranged from 136.24 to 140.40 feet below top of well casing. Groundwater flow direction was reported as west-northwesterly. Regional groundwater flow in the vicinity of Vernon is to the west as depicted on a 2001 Southern California Water Replenishment District groundwater elevation contour map.

The Site is located at approximately 186 feet amsl, and the Site and Site vicinity topography is shown on the USGS South

Gate, California 7.5 minute series Topographic Quadrangle (1964, photo revised 1981) and the Los Angeles (1966, photo revised 1981 and 1994) Topographic Quadrangle (Figure 1). The ground surface of the Site is relatively flat, and slopes gently to the south.

Analysis as to whether or not project activities would:

- a. Violate any water quality standards or waste discharge requirements.

**Impact Analysis:**

The project does not include any surface water runoff or discharge to a stream or river, and therefore it is not expected to have an impact to surface water.

The Site topography is relatively flat and soil erosion is not anticipated. Dust suppression measures will be implemented with water or water misting, which will be applied in a manner that will not generate excess runoff. Storm Water BMPs will be implemented and maintained around the excavation perimeters, soil stockpiling areas and Site perimeters in accordance with the Technical Specifications and the contractor's SWPPP. After completion of the below-grade demolition and soil excavation work the Site will be graded in a manner to control storm water runoff and return the ground surface to the approximate elevations of the existing ground surface. Therefore, no water quality standards or waste discharge requirements will be exceeded or violated.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficient in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

**Impact Analysis:**

The proposed project activities do not include extraction, treatment or recharge of groundwater. Groundwater is produced off-site from the Jefferson, Lynwood, Silverado, and Sunnyside aquifers from depths of approximately 450 to 1400 feet bgs (based on wells No. 15 and 19; Geoscience, 2005). Groundwater beneath the Site is present at a depth of 150 feet bgs, and this water-bearing unit is not used as a water supply source.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.

**Impact Analysis:**

There are no streams, rivers or natural drainage features located at or near the Site. Refer to Section

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

**Impact Analysis:**

Refer to Sections 9c and 6.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

## Impact Analysis:

The existing drainage pattern in the area will not be altered in a manner that would result in flooding on or off Site. The project is not expected to create water flow to storm drains from excavations or stockpiles. During project implementation period, any surface water that may drain within the excavation areas and stockpile areas will be bermed or otherwise protected, as necessary, to prevent storm water runoff from reaching any storm drains near the Site. All necessary BMPs and the contractor's SWPPP will be implemented. Refer to Section 9a and 6b.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- f. Otherwise substantially degrade water quality.

## Impact Analysis:

The project will not degrade water quality due to implementation of BMPs and the contractor's SWPPP. Refer to Section 9a.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- g. Place within a 100-flood hazard area structures which would impede or redirect flood flows.

## Impact Analysis:

The Site is not located within a FEMA 100-year flood zone. No structures will be built in conjunction with this project.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- h. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

## Impact Analysis:

The Site is not located near any levees or dams.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- i. Inundation by seiche, tsunami or mudflow.

## Impact Analysis:

The project site is not located near any body of water. A seiche is a surface wave created when a body of water shakes, usually from an earthquake. Seiches are of concern where water storage facilities are located immediately adjacent to proposed development sites.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

## References Used:

1. Geomatrix Consultants, Inc., 2005, *Phase I Environmental Site Assessment, Pechiney Cast Plate Facility, Vernon, California, September 1.*
2. EDR, 2005, *The EDR Radius Map with GeoCheck, Alcan Aluminum/Pechiney Plastics, 3200 Fruitland Avenue, Vernon, CA 90058, May 26.*
3. AMEC, 2012a, *Feasibility Study, Pechiney Cast Plate Facility, Vernon, California, May 7.*
4. AMEC, 2012b, *Remedial Action Plan, Pechiney Cast Plate Facility, Vernon, California, May 7.*
5. Department of Water Resources (DWR), 1961, *Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County, Bulletin 104, June.*
6. Water Replenishment District of Southern California, website located at <http://www.wrd.org>.
7. Geoscience, 2005, *Hydrogeological Evaluation of City of Vernon Ground Water Supplies, October 21.*

## 10. Land Use and Planning

## Project Activities Likely to Create an Impact:

## Description of Baseline Environmental Conditions:

The City of Vernon is unusual among cities in California and the United States in that it is exclusively industrial in nature, as it was planned to be so when it was incorporated in 1905. Mixed use, such as industrial, commercial, residential, recreation, etc. common to most cities, does not occur in Vernon. Currently, there are approximately 1,200 businesses (mostly industrial), employing 44,000 people within the 5.2 square miles of Vernon. The Pechiney facility is located on approximately 26.9 acres, and is surrounded by industrial and transportation-related uses.

According to the 2008 Comprehensive Zoning Ordinance for the City of Vernon, the Site and surrounding area is zoned for commercial and industrial use. The area surrounding the Site to the north includes the following businesses: Vernon Refrigerator Corp., Franks Tractor & Automotive Restoration, Extra Express, and Barksdale Crane – Barksdale Inc. The eastern portion of the Site, which was formerly the eastern portion of the Alcoa facility, includes the following businesses: Rose & Shore and Riteway RBR Meats, Lucky Brand Jeans, JDS Inc., Sandberg Furniture, and Black Brothers & Son Distributing Co. The southern boundary of the Site includes additional industrial and commercial development and to the west of the Site there are the following businesses: Reed Electric, Best Mexican Foods, Siemens Water Technology (formerly US Filter), and NI Industries.

There are no sensitive land uses near or adjacent to the facility, such as schools, health facilities, or residences. The closest sensitive land uses are two single-family homes on Vernon Avenue near Downey Road, nearly a half-mile south-southwest of the Pechiney facility.

## Analysis as to whether or not project activities would:

- a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

## Impact Analysis:

The project activities will not affect this land use. The Site is located within a highly industrialized area and is zoned for industrial use. It was part of a former aluminum manufacturing facility, covering an area of approximately 26.9 acres. The Site is fenced and covered with either asphalt pavement or concrete floor slabs from former buildings, and is proposed for commercial/industrial redevelopment. Refer to Project Description.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- b. Conflict with any applicable habitat conservation plan or natural community conservation plan.

## Impact Analysis:

There are no habitat conservation plans or natural community conservation plans in place for the Site.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

## References Used:

1. AMEC, 2012b, Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, California, May 7.
2. City of Vernon, 2008, Comprehensive Zoning Ordinance, Chapter 26 of the Code of the City of Vernon, January.

**11. Mineral Resources**

## Project Activities Likely to Create an Impact:

NONE. The proposed project is not located in or near any known mineral resources. Therefore, no impacts on mineral resources would occur. For these reasons, no further analysis of impacts to this resource category is deemed necessary.

## Description of Baseline Environmental Conditions:

## Analysis as to whether or not project activities would:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

## Impact Analysis:

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☐ No Impact

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

## Impact Analysis:

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☐ No Impact

## References Used:

1. Geomatrix Consultants, Inc., 2005, Phase I Environmental Site Assessment, Pechiney Cast Plate Facility, Vernon, California, September 1.
2. Division of Oil, Gas, and Geothermal Resources (DOGGR), 1999, Wildcat Map W1-5, April 17.
3. City of Vernon, 2008, Comprehensive Zoning Ordinance, Chapter 26 of the Code of the City of Vernon, January.

**12. Noise**

## Project Activities Likely to Create an Impact:

- Operation and movement of heavy civil construction equipment (rubber-tired backhoes, track-mounted excavators, dump trucks, wheeled loaders, etc)
- Soil excavation, stockpiling and loading activities.
- Excavation and demolition of concrete foundations and footings.
- Concrete slab demolition and stockpiling.
- Onsite crushing of demolished concrete slabs, foundations and footings.
- Installation and operation of the SVE and SVE/Bioventing wells and treatment systems.

- Loading of hauling trucks associated with off-site shipments of impacted soil and concrete, and asphalt pavement debris.

#### Description of Baseline Environmental Conditions:

The 26.9 acre vacant Site is located at the intersection of Fruitland Avenue and Boyle Avenue in the City of Vernon, California. The City of Vernon is zoned exclusively for industrial and commercial uses. The City of Vernon has approximately 30 residential housing units primarily located on Furlong Place along Vernon Avenue, along Fruitland Avenue west of Downey Road, and on 50th Street west of Downey Road. The proposed below-grade demolition and excavation work will be performed during daylight weekday business hours in conformance with the City of Vernon work hours for construction (6:00 A.M. to 6:00 P.M). If needed, week-end work will be approved by the City of Vernon.

The City of Vernon is already exposed to high levels of noise emanating from stationary industrial activities, trucks, automobiles, and railroad operations. Numerous companies in the City of Vernon operate equipment, such as large presses and pumps, which produce noise. Roadways in the City of Vernon have high percentages of truck traffic that add to the noise levels on surrounding city roadways. In addition, railroad tracks are located throughout the City, and a number of switching operations occur within the City, further elevating the ambient noise level. A railroad track is present in the southern portion of the Site.

According to the City of Vernon Zoning Ordinance, all businesses within a certain lot or property shall be operated in compliance with the noise standards listed below, unless otherwise specifically indicated, and shall apply to all lots within the designated noise zones, measured cumulatively with existing noise from all businesses on the lot.

NOISE ZONE	TIME INTERVAL	ALLOWABLE EXTERIOR NOISE
Lots located within one tenth (1/10) of a mile of any resident or school located in Vernon or abutting communities	10:00 pm to 7:00 am	60 dBA
	7:00 am to 10:00 pm	65 dBA
All other Lots	Any time	75 dBA

The nearest residential receptor is located along Fruitland Avenue (adjacent to the fire stations), east of Alcoa Avenue and west of Downey Road, and more than one tenth (1/10) of a mile (approximately 1,000 feet) away from the nearest site boundary. Construction noise will most likely not be audible at the nearest residences. Based on the tables above, an allowable exterior noise standard of 75 dBA would apply.

The project will generate short-term and periodic construction related noise that cannot be reduced, due to the nature of the work. But to address potential increased noise levels the construction and demolition equipment are equipped with manufacturer installed noise controls, such as mufflers. Additionally, other sound attenuating mitigation measures will be implemented during construction and demolition activities such as operating equipment at a slower pace, when practicable, and construction activities will be confined to daytime hours. The below-grade demolition and soil excavation work is expected to be completed within 4 to 6 months.

#### Analysis as to whether or not project activities would:

- Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

#### Impact Analysis:

The ambient noise levels in the site vicinity currently exceed the City's noise standards. The general activities to be performed during the proposed below-grade demolition and soil excavation work will generate noise from operation and movement of heavy civil construction equipment, including but not limited to, rubber-tired backhoes, track-mounted excavators, dump trucks, and wheeled loaders. The use of this equipment would be associated with the following tasks:

- Soil excavation, stockpiling and loading activities.
- Excavation and demolition of concrete foundations and footings.
- Concrete slab demolition and stockpiling.
- On-site crushing of demolished concrete slabs, foundations and footings.
- Installation of the SVE and SVE/Bioventing wells and treatment systems.

- Loading of hauling trucks associated with off-site shipments of impacted soil and concrete, and asphalt pavement debris.

The necessary sound mitigation measures will be implemented during construction and demolition activities to comply with local ordinances. Refer to Description of Baseline Environmental Conditions.

Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- b. Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels.

Impact Analysis:

Groundbourne vibration will be limited to shallow soil during below-grade demolition of concrete slabs and footings. This will be performed with hydraulic-powered, boom-mounted vibratory hammers attached to heavy construction equipment and may generate localized vibrations of limited duration in immediate proximity of the construction equipment. Refer to Description of Baseline Environmental Conditions.

Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- c. A substantial permanent increase in ambient noise levels in the vicinity above levels existing without the project.

Impact Analysis:

There will only be temporary construction work during daylight week days. The ambient noise levels at the intersection of Fruit Avenue and Boyle Avenue near the northwest corner of the project area were measured at 88 to 94 dBA (as measured on May 20, 2010 at approximately 12:00 noon) and was associated with vehicular and truck traffic, and nearby industrial operations. Ambient noise levels measured in the middle of the vacant, inactive Site (measured on May 20, 2010 at approximately 1:00 PM) ranged from 76 to 83 dBA, with an average of 77 dBA, which is in excess of the City of Vernon's noise standard of 75 dBA listed in the above table.

Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Impact Analysis:

The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity. There are presently no activities at the vacant Site that generate noise, but the ambient noise levels currently exceed the City's noise standards at and in the Site as measured on May 20, 2010. The noise consists of ambient road noise from vehicle movements on the adjacent public right-of-ways that border the north and west sides of the Site as described above. Once below-grade demolition and soil excavation work commence, temporary noise will be generated by heavy construction equipment during week daylight work hours at the Site.

Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

References Used:

1. City of Vernon, 2008, *Comprehensive Zoning Ordinance, Chapter 26 of the Code of the City of Vernon*, January.
2. CH2M Hill, 2006, *Application for Certification, Vernon Power Project*. June 30.

### 13. Population and Housing

#### Project Activities Likely to Create an Impact:

##### Description of Baseline Environmental Conditions:

The City of Vernon's fully industrial nature creates unavoidable conflicts with housing due to safety and environmental concerns. The Southern California Council of Governments (SCAG) historically assigned Vernon very low housing production goals – and in the case of this cycle, a Regional Housing Needs Allocation of zero - in recognition of Vernon's unique status as city devoted exclusively to industrial uses. The City of Vernon is committed to maintaining the existing, long-established housing units. However, City policy precludes the development of any new residential units.

The project is located in an area zoned for industrial use and the Site is currently vacant. While eventual future use of the Site will generate jobs, there are no aspects of the currently proposed project that would induce substantial population growth in the area, either directly or indirectly. There is no aspect of the project that would displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Refer to Sections 3d and 10.

#### Analysis as to whether or not project activities would:

- a. Induce substantial population growth in area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

##### Impact Analysis:

Refer to Section 13 Description of Baseline Environmental Conditions

##### Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

##### Impact Analysis:

The proposed project will not result in any displacement of existing housing nor cause the need to construct replacement housing.

##### Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

##### Impact Analysis:

The proposed project will not result in any displacement of people, or the construction of replacement housing.

##### Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

#### References Used:

1. AMEC, 2012b, Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, California, May 7.
2. City of Vernon, 2008, Comprehensive Zoning Ordinance, Chapter 26 of the Code of the City of Vernon, January.

### 14. Public Services

#### Project Activities Likely to Create an Impact:

#### Description of Baseline Environmental Conditions:

The project site is located in an industrial area of the City of Vernon which is served by the City of Vernon Fire and Police Departments. During the 2010 United States Census the City had approximately 112 residents and did not have a school district or community recreation centers. However, the City of Vernon is in close proximity to the cities of Maywood, Huntington Park and Florence and there are at least three schools located within 1-mile of the Site (see response to Air Quality provided above in Section 3). Refer to Section 16d.

Temporary SVE well drilling, demolition, and excavation work will require Underground Service Alert notification. On Site utilities (electric, gas, water, sewer, etc.) were terminated at the northern and western property boundaries during the above grade demolition work. Storm drain catch basins and connections were also terminated, except for a catch basin and outfall within the eastern portion of the Site that remains paved. Power is supplied to the Site work trailers via temporary power poles. Water is available through City fire hydrants located in proximity to the Site. No live utilities are anticipated to be encountered during the below-grade demolition. If active utilities are encountered they will either be temporarily rerouted to allow excavation to continue or temporarily supported during excavation activities.

#### Analysis as to whether or not project activities would:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- ❖ Fire protection
- ❖ Police protection
- ❖ Schools
- ❖ Parks
- ❖ Other public facilities

#### Impact Analysis:

Fire and police protection are provided by the City of Vernon. The nearest fire station is located at 3375 Fruitland Avenue. The nearest police station (Vernon Police Department) is located at 4305 South Santa Fe Avenue. There will be ongoing communication and coordination with these two public services to ensure that there is no impact of these services to the surrounding population.

The nearest schools include:

- Loma Vista Elementary School at 3629 E 58th Street, Maywood, located 0.78 miles southwest of the Site.
- Huntington Park High School at 6020 Miles Avenue, Huntington Park, located 0.84 miles south of the Site.
- Pacific Boulevard Elementary School at 2660 East 57th Street, Huntington Park, located 0.83 miles southwest of the Site.

The project does not require provision of new or physically altered government facilities and would not cause significant environmental impacts on the City of Vernon's fire and police services. Refer to Section 16d.

#### Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☒ No Impact

#### References Used:

1. AMEC, 2012b, Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, California, May 7.
2. MapQuest website: <https://MapQuest.com>.
3. McDaniel Lambert, 2009, Draft Community Profile, Former Pechiney Cast Plate Facility, Vernon, California, October.

## 15. Recreation

### Project Activities Likely to Create an Impact:

NONE. There are no parks and related recreational facilities located within the city limits. The City of Vernon is an industrial-based city with only 112 residents. Therefore, no impacts to parks and recreational resources would occur. For these reasons, no further analysis of impacts to this resource category is deemed necessary. Refer to Section 14.

### Description of Baseline Environmental Conditions:

### Analysis as to whether or not project activities would:

- a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

#### Impact Analysis:

##### Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☐ No Impact

- b. Include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### Impact Analysis:

##### Conclusion:

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigated
- ☐ Less Than Significant Impact
- ☐ No Impact

### References Used:

1. AMEC, 2012b, Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, California, May 7.
2. MapQuest website: <https://MapQuest.com>.

## 16. Transportation and Traffic

### Project Activities Likely to Create an Impact:

- Contractor's daily employees working on the Site during the below-grade demolition and soil remediation work.
- Periodic truck traffic related to soil loading and off-site transportation of the excavated soil (or removed concrete) to a disposal a facility.

### Description of Baseline Environmental Conditions:

The vacant Site presently has no businesses or activities that create traffic or require employees to drive to and from the property on a daily basis. Once below-grade demolition and soil excavation activities commence, the contractor may have up to ten employees working daily on the Site. Employees will park their vehicles in an existing parking lot located in the northeast corner of the property which can be accessed from Fruitland Avenue. The Pechiney facility has developed a Hazardous Materials Transportation Plan and will coordinate with the California Department of Transportation and City of Vernon to ensure the safety of the traveling public.

### Analysis as to whether or not project activities would:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).

**Impact Analysis:**

Site activities will not affect existing transportation systems in the vicinity of the Site. Periodic truck traffic will enter and exit the Site along Fruitland Avenue during waste loading and disposal activities. Project specifications require that all loading and disposal activities shall be limited to the daylight hours on weekdays only, and comply with the City of Vernon requirements related to hauling vehicles and routes in the City right-of-ways to minimize traffic congestion.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- b. Exceed, either individually or cumulatively, a level of service standard established by the country congestion management agency for designated roads or highway.

**Impact Analysis:**

The City of Vernon has large concentrations of industrial, manufacturing and warehouse land uses that require large volumes of truck traffic. The supporting transportation network needs to address both regional traffic (particularly trucks) and local uses. In addition, an extensive rail network is located within the City and serves as a terminus for the truck transportation that delivers both raw materials used in the manufacturing process and the finished products to their markets.

Regional access to the City is provided via the Long Beach Freeway (I-710) that runs along the eastern boarder of the City and the San Bernardino Freeway (I-10) that runs to the north of Vernon in the City of Los Angeles. A direct ramp connection to the I-710 is provided at the Atlantic Boulevard/Bandini Boulevard interchange. Additional freeway access is provided to the west by the Harbor Freeway (I-110) and the Vernon Avenue interchange. Access to I-10 is provided through interchanges at Alameda Street, Santa Fe Avenue, and Soto Street and access to I-5 is provided through an interchange at Soto Street; however, these ramps are outside the City of Vernon.

North-south arterial access to and through the City is provided via Alameda Street, Santa Fe Avenue, Soto Street, Downey Road, and Atlantic Boulevard. East-west arterial access is provided via Bandini Boulevard, District Boulevard and Slauson Avenue. Local access is provided through a system of collector streets. These streets include Leonis Boulevard, Fruitland Avenue, Boyle Avenue, and Downey Road. There are no vehicle weight and load restrictions on the regional and local roadways in the project vicinity.

Existing Traffic Conditions in the City of Vernon are summarized below.

- I-710 is an 8- to 10-lane north-south freeway from Long Beach to I-10. It passes east of the site, and the closest access is the interchange at Atlantic Boulevard/Bandini Boulevard.
- Bandini Boulevard is a four-lane east-west roadway providing direct access to I-710. Most of the cross streets have traffic signals; all others have stop signs.
- Leonis Boulevard, Fruitland Avenue, located north, and Slauson Avenue located to the south are the closest east-west roadways to the project site and provide access to Soto Street, Downey Road, District Boulevard, and Atlantic Boulevard.
- Soto Street, Boyle Avenue, Alcoa Avenue, and Downey Road are north-south roadways that intersect Leonis Boulevard, Fruitland Avenue, 54th Street, and Bandini Boulevard, and provide access to the project site.

Employee parking will be provided onsite during the project. Construction access will be from Fruitland Avenue through the Site entrance. Materials and equipment will be delivered by truck. Soil and concrete shipped off site for disposal will be conducted by hauling trucks, and the estimated number of hauling truck that may be required for this project are summarized below by Phase area and COCs.

Phase <sup>1</sup>	COC(s) <sup>2</sup>	Impacted Soil Disposal Quantity (Tons)	PCB-impacted Concrete Disposal Quantity (Tons)
Phase I	PCBs	20	610
Phase IIA	-- <sup>3</sup>	0	5
Phase IIB	PCBs	1543	400
Phase IIIA	Arsenic, PCBs	770	0
Phase IIIB	--	0	0
Phase IV	Arsenic	6	0
Phase V	--	0	0
Phase VI	Arsenic	3	0
<b>Estimated Disposal Quantities (Tons)</b>		<b>2,341</b>	<b>1,015</b>
<b>Estimated Number of Truck Loads<sup>4</sup></b>		<b>98</b>	<b>43</b>

- Notes:**
1. Phase indicates work area limits as shown on Figure 5, Soil Remediation Areas, of the RAP (dated September 23, 2009)
  2. COC(s) = chemicals of concern
  3. -- = not applicable.
  4. Truck capacity based on solo end dump, 24 tons per load

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

**Impact Analysis:**

All proposed work will be performed onsite. No public right-of-way construction work is required, no farm equipment is involved, and existing public roadways will be used for ingress/egress.

**Conclusion:**

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- d. Result in inadequate emergency access.

**Impact Analysis:**

There are no emergency access routes that exist in the vicinity of the Site.

A fire station is situated approximately 1000 feet east-northeast and a hospital is situated approximately 3500 feet west-southwest of the project area. The fire station located at 3375 Fruitland Avenue does not have designated emergency routes, but will be able to maneuver around vehicles in the anticipated truck routes on Fruitland and adjacent streets. The Community hospital located at 2623 E. Slauson Avenue also does not have designated emergency routes and generally uses the alley way between Pacific Street and Slauson Avenue for ambulance access when transporting patients. Continued coordination and communications will be maintained with both facilities. There are no anticipated street closures for this project.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

## e. Result in inadequate parking capacity.

## Impact Analysis:

An existing paved parking lot containing approximately 25 parking spaces will be used for onsite parking by construction worker vehicles during the proposed project. It is accessible from the Site entrance on Fruitland Avenue.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

## f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

## Impact Analysis:

Refer to Section 10.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

## References Used:

1. CH2M Hill, 2006, *Application for Certification, Vernon Power Project*. June 30.
2. Los Angeles County Metropolitan Transportation Authority, *Planning and Programming Committee, March 17, 2010* (provided in response to the Vernon Power Plant Application Q+A).
3. City of Vernon, *Minutes of the Regular City Council Meeting, August 10, 2009*.

**17. Utilities and Service Systems**

## Project Activities Likely to Create an Impact:

## Description of Baseline Environmental Conditions:

The project activities will not create impacts on utilities and service systems. The project requires no new or expanded water entitlements to perform the below-grade demolition and soil excavation work. Refer to Section 17f.

## Analysis as to whether or not project activities would:

## a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

## Impact Analysis:

Refer to Section 17 Description of Baseline Environmental Conditions.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

## b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

## Impact Analysis:

Refer to Section 17 Description of Baseline Environmental Conditions.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

## Impact Analysis:

During the below-grade demolition and soil excavation work excess Site storm water runoff will be managed through an existing storm water catch basin collection system located on the east side of the property. The system collects and conveys storm water to an outfall (Outfall #8) that eventually drains into a storm water system located to the east of the Site in Alcoa Avenue. During an earlier phase of work at the Site a Notice of Intent to Discharge Storm Water was submitted to the State, and this Permit remains active.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

## Impact Analysis:

Potable water, for purposes of dust control, is available from a City of Vernon fire hydrant located in the sidewalk of Fruitland Avenue directly adjacent to the northern property boundary. No new or expanded water entitlements are needed to perform the below-grade demolition and soil excavation work. Refer to Section 9.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- e. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments.

## Impact Analysis:

The proposed project will not require any additional wastewater treatment. Refer to Section 17.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

- f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs.

## Impact Analysis:

Soil and concrete impacted with Site COCs (PCBs, metals, and VOCs) at concentrations above risk-based cleanup levels will be removed from the Site and transported to an appropriately permitted landfill facility for disposal. Each truckload that leaves the Site will be properly manifested with either a hazardous waste manifest or a Bill of Lading. The landfills or waste disposal facilities that may be used as part of this project include, but are not limited to the following:

- TPS Technologies, Adelanto, California for non-hazardous soil containing TPH and VOCs.
- Crosby and Overton, Long Beach, California for non-hazardous liquid waste.
- US Ecology, Beatty, Nevada for Toxic Substances Control Act (TSAC) PCB-impacted soil and concrete waste.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☒ Less Than Significant Impact  
☐ No Impact

- g. Comply with federal, state, and local statutes and regulations related to solid waste.

## Impact Analysis:

All waste will be handled and disposed in accordance with all applicable state and federal regulations.

## Conclusion:

- ☐ Potentially Significant Impact  
☐ Potentially Significant Unless Mitigated  
☐ Less Than Significant Impact  
☒ No Impact

References Used:

1. AMEC Geomatrix, Inc., 2011b, Remedial Action Plan, Pechiney Cast Plate Inc. Facility, 3200 Fruitland Avenue, Vernon, CA, September 2009.
2. AMEC, 2011, Below Grade Demolition Plan, Pechiney Cast Plate, Inc. Facility, Vernon, California, Revised November.

Mandatory Findings of Significance

Based on evidence provided in this Initial Study, DTSC makes the following findings:

- a. The project ☐ has ☒ does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b. The project ☐ has ☒ does not have impacts that are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- c. The project ☐ has ☒ does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Determination of Appropriate Environmental Document:

Based on evidence provided in this Initial Study, DTSC makes the following determination:

☒ The proposed project COULD NOT HAVE a significant effect on the environment. A **Negative Declaration** will be prepared.

☐ The proposed project COULD HAVE a significant effect on the environment. However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **Mitigated Negative Declaration** will be prepared.

☐ The proposed project MAY HAVE a significant effect on the environment. An **Environmental Impact Report** is required.

☐ The proposed project MAY HAVE a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.

☐ The proposed project COULD HAVE a significant effect on the environment. However, all potentially significant effects (a) have been analyzed adequately in an earlier Environmental Impact Report or Negative Declaration pursuant to

applicable standards, and (b) have been avoided or mitigated pursuant to that earlier Environmental Impact Report or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, nothing further is required.

**Certification:**

I hereby certify that the statements furnished above and in the attached exhibits, present the data and information required for this initial study evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.



Preparer's Signature

05-09-2012

Date

Chand Sultana  
Preparer's NameHazardous Substance Scientist  
Preparer's Title(818) 717-6552  
Phone #

Branch Chief Signature

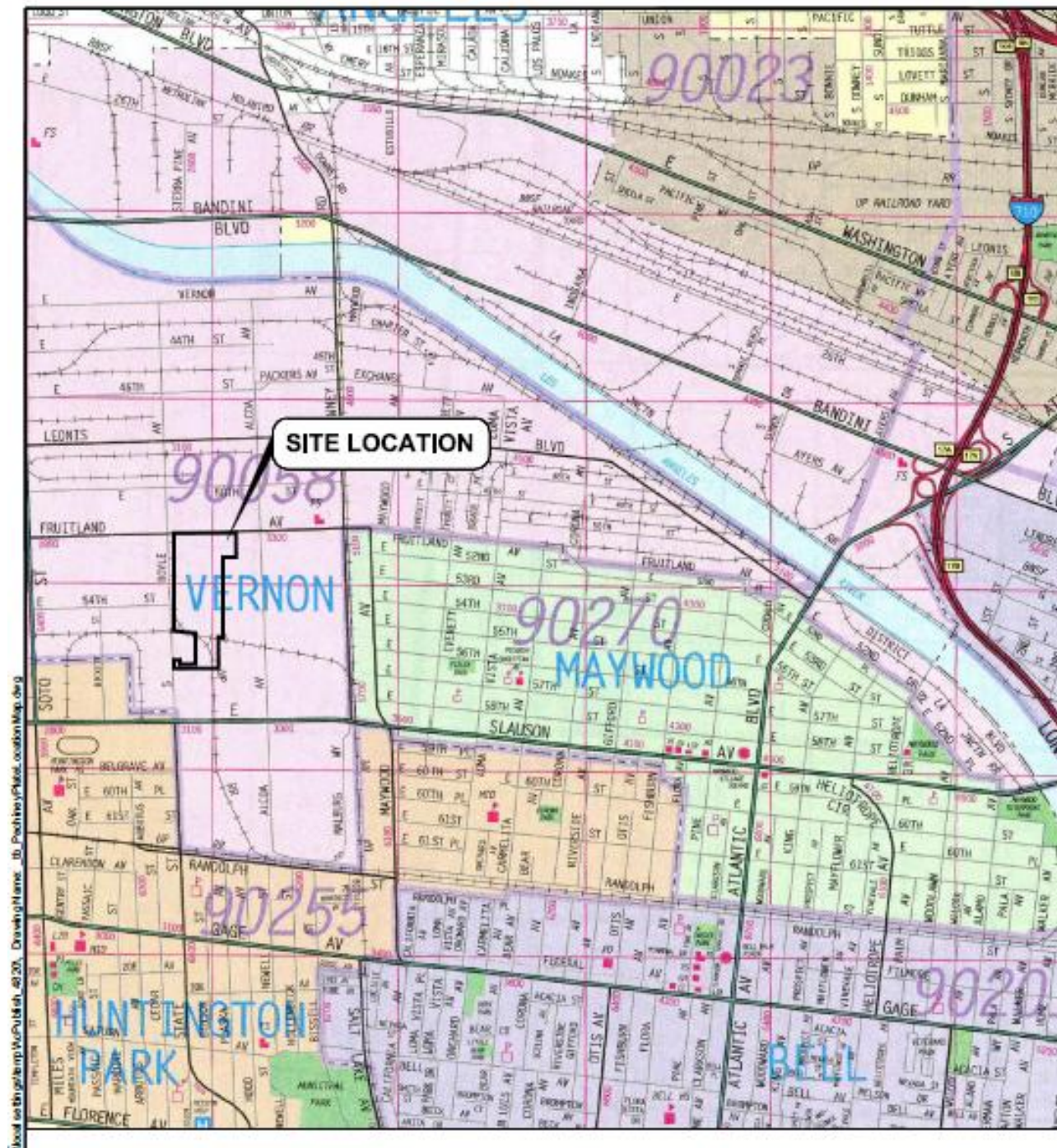
5/9/12

Date

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Branch Chief NameSupervising Hazardous Substances Engr II  
Branch Chief Title(818) 717-6530  
Phone #

## ATTACHMENT A

## LOCATION MAP



## ATTACHMENT B

## REFERENCES

- A.J. Ursic, Jr., 1999a, Aluminum Company of America Divestiture of The Alcoa Cast Plate Facility, Parcels 6, 7, and 8, Vernon, California, May 28.
- A.J. Ursic, Jr., 1999b, Aluminum Company of America Divestiture of The Alcoa Cast Plate Facility, Parcels 6, 7, and 8, Vernon, California, July 26.
- A.J. Ursic, Jr., 1999c, Aluminum Company of America Divestiture of The Alcoa Cast Plate Facility, Parcels 6, 7, and 8, Vernon, California, August 16.
- Alcoa, 1999, Recommendation for Site Closure, Request of NFA Designation, February 18.
- Alcoa, 2006, Letter to City of Vernon regarding Stoddard Solvent Contamination, 3200 Fruitland Avenue, August 30.
- Alcoa Technical Center, 1996a, Stoddard Solvent Soil Treatability Evaluation, Alcoa, Vernon, CA, January.
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- AMEC, 2011c, Revised Perimeter Air Monitoring Plan (Draft), Below Grade Demolition and Remediation Activities, Former Pechiney Cast Plate, Inc. Facility, Vernon, California, February 3.
- AMEC, 2011d, Below Grade Demolition Plan, Pechiney Cast Plate, Inc. Facility, Vernon, California, Revised November.
- American Integrated Services, Inc., 2010, Storm Water Pollution Prevention Plan, Former Pechiney Cast Plate Facility, Vernon, California, WDID 419C342261, prepared for Regional Water Quality Control Board – Region 4, Los Angeles, November 9.
- Bradford, G.R., A.C. Chang, A.L. Page, D. Bakhtar, J.A. Frampton, and H. Wright, 1996, Background Concentrations of Trace and Major Elements in California Soils, Kearney Foundation of Soil Science, Division of Agriculture and Natural Resources, University of California, March.
- CCG Group, Inc., 1995, Final Report for Closure, Underground Storage Tank Removal and Replacement, Alcoa Vernon Works Facility, May.
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## ATTACHMENT C



State of California – The Resources Agency

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>

(916) 324-3812

May 24, 2010

Marcela Solorzano  
McDaniel Lambert - Environmental Communications Consulting  
1608 Pacific Avenue, Suite #201  
Venice, CA 90291

Dear Ms. Solorzano:

In response to your request on May 20, 2010, a search for occurrences of rare, threatened, endangered, and sensitive animals, plants, and natural communities has been completed by the California Natural Diversity Database (CNDDDB) for the following quadrangle(s): **South Gate (no Spotted Owl occurrences)**.

Please refer to the enclosed documents for an explanation of the terms and information contained in this computerized report. You will be billed shortly for your order. All of our current CNDDDB lists are now available online at <http://www.dfg.ca.gov/biogeodata/cnddb/plants.asp> for plant lists and/or <http://www.dfg.ca.gov/biogeodata/cnddb/animals.asp> for animals.

**NOTICE TO ALL USERS OF NATURAL DIVERSITY DATABASE INFORMATION**

This report does not constitute official Department of Fish and Game environmental impact review of a project under the California Environmental Quality Act, National Environmental Policy Act, or other statutory or regulatory authority. Environmental impact review is carried out by other units in the Department. Even if the CNDDDB does not report an occurrence of special animals, plants, or natural communities in your project area, the Department may recommend that you conduct studies to determine or confirm their presence or absence, or to determine the impact of your proposed activity on these and other organisms and their habitats.

Although the CNDDDB inventory does not include other more common animals and plants, such as those that may be important for game, commercial, or aesthetic reasons, such species are of concern, and the law requires that they also be considered in an environmental assessment of any nonexempt project.

The CNDDDB also inventories both terrestrial and aquatic natural communities that are of extremely high quality, very limited distribution or threatened. These natural communities contain a rich heritage of native animals and plants that contribute significantly to the State's natural biotic diversity.

The absence of a special animal, plant, or natural community from the report does not necessarily mean that they are absent from the area in question, only that no

*Conserving California's Wildlife Since 1870*



California Department of Fish and Game  
Natural Diversity Database  
Full Condensed Report for Selected Elements - Multiple Records per Page  
South Gate Quadrangle

***Athene cunicularia***

burrowing owl

Element Code: ABNSB10010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G4

CDFG Status: SC

State: None

State: S2

## Habitat Associations

General: OPEN, DRY ANNUAL OR PERENIAL GRASSLANDS, DESERTS &amp; SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION.

Micro: SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.

Occurrence No. 571

Map Index: 51258

EO Index: 51258

Dates Last Seen

Occ Rank: Unknown

Element: 1921-05-05

Origin: Natural/Native occurrence

Site: 1921-05-05

Presence: Presumed Extant

Trend: Unknown

Record Last Updated: 2003-05-09

Quad Summary: Pasadena (3411822/110B), Hollywood (3411813/111D), Los Angeles (3411812/110C), Inglewood (3311883/090A), Burbank (3411823/111A), South Gate (3311882/089B)

County Summary: Los Angeles

Lat/Long: 34.05366° / -118.24549°

Township: 01S

UTM: Zone-11 N3768805 E385050

Range: 13W

Radius: 5 mile

Mapping Precision: NON-SPECIFIC

Section: 28

Qtr: XX

Elevation: 280 ft

Symbol Type: POINT

Meridian: S

Location: HERMON HILLS, LOS ANGELES.

Location Detail: UNABLE TO FIND ANY REFERENCE TO "HERMON HILLS". NO OTHER LOCATION INFORMATION GIVEN. MAPPED AS A 5 MILE RADIUS CIRCLE AT THE LAT/ LONG COORDINATES GIVEN IN MVZ RECORDS (MAX ERROR DISTANCE GIVEN AS 40 MILES).

General: MVZ EGG SET #3843 COLLECTED 28 APR 1919 BY ALDEN H. MILLER. MVZ EGG SET #3844 COLLECTED 5 MAY 1921 BY ALDEN H. MILLER

Owner/Manager: UNKNOWN

California Department of Fish and Game  
Natural Diversity Database  
Full Condensed Report for Selected Elements - Multiple Records per Page  
South Gate Quadrangle

***Centromadia parryi ssp. australis***

southern tarplant

**Status**

Federal: None

State: None

**NDDB Element Ranks**

Global: G4T2

State: S2.1

Element Code: PDAST4R0P4

**Other Lists**

CNPS List: 1B.1

**Habitat Associations****General:** MARSHES AND SWAMPS (MARGINS), VALLEY AND FOOTHILL GRASSLAND.**Micro:** OFTEN IN DISTURBED SITES NEAR THE COAST AT MARSH EDGES; ALSO IN ALKALINE SOILS SOMETIMES WITH SALTGRASS. SOMETIMES ON V

Occurrence No. 29

Map Index: 35369

EO Index: 7744

**Dates Last Seen**

Occ Rank: Unknown

Origin: Natural/Native occurrence

Presence: Presumed Extant

Trend: Unknown

Element: 1931-07-31

Site: 1931-07-31

Record Last Updated: 1997-02-04

Quad Summary: South Gate (3311882/089B)

County Summary: Los Angeles

Lat/Long: 33.98902° / -118.13773°

UTM: Zone-11 N3761522 E394916

Radius: 2/5 mile

Elevation: 60 ft

Township: 02S

Range: 12W

Section: XX

Meridian: S

Qtr: XX

Mapping PrecisionNON-SPECIFIC

Symbol Type:POINT

**Location:** EAST LOS ANGELES, TELEGRAPH ROAD NEAR SANTA FE RAILROAD CROSSING.**Location Detail:** MAPPED EAST OF THE SANTA ANA FREEWAY (I-5) AT GARFIELD AVE NEAR THE ATCHISON, TOPEKA AND SANTA FE TRACKS, CITY OF COMMERCE.**General:** ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1931 COLLECTION BY EWAN. SPECIMEN FILED IN H. PUNGENS FILE AT RSA, BUT HAS BEEN TENTATIVELY IDENTIFIED TO H. PARRYI SSP. AUSTRALIS BY D. BRAMLET (1990).**Owner/Manager:** UNKNOWN

California Department of Fish and Game  
Natural Diversity Database  
Full Condensed Report for Selected Elements - Multiple Records per Page  
South Gate Quadrangle

***Empidonax traillii extimus***

southwestern willow flycatcher

<b>Status</b>		<b>NDDB Element Ranks</b>	<b>Element Code:</b> ABPAE33043
<b>Federal:</b> Endangered		<b>Global:</b> G5T1T2	<b>Other Lists</b>
<b>State:</b> Endangered		<b>State:</b> S1	<b>CDFG Status:</b>
<b>Habitat Associations</b>			
<b>General:</b> RIPARIAN WOODLANDS IN SOUTHERN CALIFORNIA.			
<b>Micro:</b>			

<b>Occurrence No.</b> 42	<b>Map Index:</b> 01965	<b>EO Index:</b> 59152	<b>Dates Last Seen</b>
<b>Occ Rank:</b> Unknown			<b>Element:</b> 1895-06-29
<b>Origin:</b> Natural/Native occurrence			<b>Site:</b> 1895-06-29
<b>Presence:</b> Presumed Extant			
<b>Trend:</b> Unknown			<b>Record Last Updated:</b> 2005-01-04

**Quad Summary:** South Gate (3311882/089B)  
**County Summary:** Los Angeles

<b>Lat/Long:</b> 33.90327° / -118.22273°	<b>Township:</b> 03S
<b>UTM:</b> Zone-11 N3752103 E386952	<b>Range:</b> 13W
<b>Radius:</b> 1 mile	<b>Section:</b> XX
<b>Elevation:</b> 70 ft	<b>Meridian:</b> S
	<b>Qtr:</b> XX

**Mapping Precision:** NON-SPECIFIC  
**Symbol Type:** POINT

**Location:** COMPTON.

**Location Detail:** NO OTHER LOCATION INFORMATION GIVEN, MAPPED IN THE GENERAL VICINITY OF COMPTON & THE LAT-LONG COORDINATES GIVEN BY MVZ.  
LOCATION UNCERTAINTY GIVEN AS 1.5 MILES.

**General:** MVZ #649, NEST PLUS EGGS, COLLECTED 29 JUN 1895 BY W. B. JUDSON

**Owner/Manager:** UNKNOWN

<b>Occurrence No.</b> 43	<b>Map Index:</b> 51258	<b>EO Index:</b> 59153	<b>Dates Last Seen</b>
<b>Occ Rank:</b> Unknown			<b>Element:</b> 1894-05-20
<b>Origin:</b> Natural/Native occurrence			<b>Site:</b> 1894-05-20
<b>Presence:</b> Presumed Extant			
<b>Trend:</b> Unknown			<b>Record Last Updated:</b> 2005-01-05

**Quad Summary:** Pasadena (3411822/110B), Hollywood (3411813/111D), Los Angeles (3411812/110C), Inglewood (3311863/090A), Burbank (3411823/111A), South Gate (3311882/089B)

**County Summary:** Los Angeles

<b>Lat/Long:</b> 34.05366° / -118.24549°	<b>Township:</b> 01S
<b>UTM:</b> Zone-11 N3768605 E385050	<b>Range:</b> 13W
<b>Radius:</b> 5 mile	<b>Section:</b> 28
<b>Elevation:</b> 280 ft	<b>Meridian:</b> S
	<b>Qtr:</b> XX

**Mapping Precision:** NON-SPECIFIC  
**Symbol Type:** POINT

**Location:** LOS ANGELES.

**Location Detail:** NO OTHER LOCATION INFORMATION GIVEN, MAPPED IN THE GENERAL VICINITY OF LOS ANGELES

**General:** MVZ #2205 (EGG SET), COLLECTED 20 MAY 1894 BY R. H. ROBERTSON. MVZ #136340 (STUDY SKIN) COLLECTED JUNE 1892 BY G. A. MCCALL.

**Owner/Manager:** UNKNOWN

California Department of Fish and Game  
Natural Diversity Database  
Full Condensed Report for Selected Elements - Multiple Records per Page  
South Gate Quadrangle

**Navarretia prostrata**

prostrate vernal pool navarretia

Element Code: PDPLM0C0G0

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2?

CNPS List: 1B.1

State: None

State: S2.1?

Habitat Associations

General: COASTAL SCRUB, VALLEY AND FOOTHILL GRASSLAND, VERNAL POOLS.

Micro: ALKALINE SOILS IN GRASSLAND, OR IN VERNAL POOLS. MESIC, ALKALINE SITES. 15-700M.

Occurrence No. 11

Map Index: 26503

EO Index: 47952

Dates Last Seen

Occ Rank: None

Element: 1895-05-XX

Origin: Natural/Native occurrence

Site: 1895-05-XX

Presence: Possibly Extirpated

Record Last Updated: 2002-05-20

Trend: Unknown

Quad Summary: Whittier (3311881/089A), South Gate (3311882/089B)

County Summary: Los Angeles

Lat/Long: 33.94216° / -118.13586°

Township: 03S

UTM: Zone-11 N3756324 E395032

Range: 12W

Radius: 1 mile

Mapping PrecisionNON-SPECIFIC

Section: XX

Qtr: XX

Elevation: 120 ft

Symbol Type:POINT

Meridian: S

Location: DOWNEY.

General: NEEDS FIELDWORK. PROBABLY EXTIRPATED.

Owner/Manager: UNKNOWN

Occurrence No. 12

Map Index: 01965

EO Index: 47953

Dates Last Seen

Occ Rank: None

Element: 190X-XX-XX

Origin: Natural/Native occurrence

Site: 190X-XX-XX

Presence: Possibly Extirpated

Record Last Updated: 2002-05-20

Trend: Unknown

Quad Summary: South Gate (3311882/089B)

County Summary: Los Angeles

Lat/Long: 33.90327° / -118.22273°

Township: 03S

UTM: Zone-11 N3752103 E386952

Range: 13W

Radius: 1 mile

Mapping PrecisionNON-SPECIFIC

Section: XX

Qtr: XX

Elevation: 70 ft

Symbol Type:POINT

Meridian: S

Location: COMPTON.

General: NEEDS FIELDWORK. PROBABLY EXTIRPATED.

Owner/Manager: UNKNOWN

California Department of Fish and Game  
Natural Diversity Database  
Full Condensed Report for Selected Elements - Multiple Records per Page  
South Gate Quadrangle

<i>Orcuttia californica</i>	
California Orcutt grass	Element Code: PMPOA4G010
<b>Status</b>	<b>NDDB Element Ranks</b>
Federal: Endangered	Global: G2
State: Endangered	State: S2.1
<b>Habitat Associations</b>	<b>Other Lists</b>
General: VERNAL POOLS.	CNPS List: 1B.1
Micro: 15-660M.	
<b>Occurrence No.</b> 14	<b>Map Index:</b> 26503
<b>Occ Rank:</b> None	<b>EO Index:</b> 47231
<b>Origin:</b> Natural/Native occurrence	<b>Dates Last Seen</b>
<b>Presence:</b> Extirpated	Element: XXXX-XX-XX
<b>Trend:</b> Unknown	Site: XXXX-XX-XX
	<b>Record Last Updated:</b> 2002-02-14
<b>Quad Summary:</b> Whittier (3311881/089A), South Gate (3311882/089B)	
<b>County Summary:</b> Los Angeles	
<b>Lat/Long:</b> 33.94216° / -118.13586°	<b>Township:</b> 03S
<b>UTM:</b> Zone-11 N3756324 E395032	<b>Range:</b> 12W
<b>Radius:</b> 1 mile	<b>Section:</b> XX
<b>Elevation:</b> 120 ft	<b>Qtr:</b> XX
<b>Mapping Precision:</b> NON-SPECIFIC	<b>Meridian:</b> S
<b>Symbol Type:</b> POINT	
<b>Location:</b> WEST LOS ANGELES COUNTY, NEAR DOWNEY.	
<b>General:</b> COLLECTED NEAR DOWNEY ACCORDING TO GRIGGS (1977), UNKNOWN WHEN SEEN. APPARENTLY EXTIRPATED.	
<b>Owner/Manager:</b> UNKNOWN	

California Department of Fish and Game  
Natural Diversity Database  
Full Condensed Report for Selected Elements - Multiple Records per Page  
South Gate Quadrangle

***Phacelia stellaris***

Brand's star phacelia

Element Code: PDHYD0C510

**Status****NDDB Element Ranks****Other Lists**

Federal: Candidate

Global: G2?

CNPS List: 1B.1

State: None

State: S1

**Habitat Associations**

General: COASTAL SCRUB, COASTAL DUNES.

Micro: OPEN AREAS. 5-1515M.

Occurrence No. 3

Map Index: 26503

EO Index: 1726

Dates Last Seen

Occ Rank: None

Element: XXXX-XX-XX

Origin: Natural/Native occurrence

Site: XXXX-XX-XX

Presence: Possibly Extirpated

Trend: Unknown

Record Last Updated: 1995-10-04

Quad Summary: Whittier (3311881/089A), South Gate (3311882/089B)

County Summary: Los Angeles

Lat/Long: 33.94216° / -118.13586°

Township: 03S

UTM: Zone-11 N3756324 E395032

Range: 12W

Radius: 1 mile

Mapping PrecisionNON-SPECIFIC

Section: XX

Qtr: XX

Elevation: 120 ft

Symbol Type:POINT

Meridian: S

Location: DOWNEY.

General: OCCURRENCE KNOWN FROM MENTION OF SITE NAME IN MUNZ (1959). C. REISER SUGGESTS POPULATION IS NO LONGER EXTANT (1994).

Owner/Manager: UNKNOWN

California Department of Fish and Game  
Natural Diversity Database  
Full Condensed Report for Selected Elements - Multiple Records per Page  
South Gate Quadrangle

***Phrynosoma blainvillii***

coast horned lizard

Element Code: ARACF12100

**Status****NDDB Element Ranks****Other Lists**

Federal: None

Global: G4G5

CDFG Status: SC

State: None

State: S3S4

**Habitat Associations****General:** FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES.**Micro:** OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, & ABUNDANT SUPPLY OF ANTS & OTHER INSECTS.

Occurrence No. 130

Map Index: 01965

EO Index: 28078

Dates Last Seen

Occ Rank: None

Element: 1952-04-15

Origin: Natural/Native occurrence

Site: 1952-04-15

Presence: Possibly Extirpated

Record Last Updated: 2006-01-23

Trend: Unknown

Quad Summary: South Gate (3311882/089B)

County Summary: Los Angeles

Lat/Long: 33.90327° / -118.22273°

Township: 03S

UTM: Zone-11 N3752103 E386952

Range: 13W

Radius: 1 mile

Mapping PrecisionNON-SPECIFIC

Section: XX

Qtr: XX

Elevation: 70 ft

Symbol Type:POINT

Meridian: S

Location: CITY OF COMPTON

Location Detail: 1 RECORD FROM JUNCTION OF ROSECRANS AVE &amp; SANTA FE AVE &amp; 1 RECORD GIVEN ONLY AS "COMPTON"

General: LACM SPECIMENS #101356 COLLECTED 15 APR 1952 &amp; #101357 COLLECTED 15 MAR 1952.

Owner/Manager: UNKNOWN

Occurrence No. 152

Map Index: 02079

EO Index: 28063

Dates Last Seen

Occ Rank: None

Element: XXXX-XX-XX

Origin: Natural/Native occurrence

Site: XXXX-XX-XX

Presence: Possibly Extirpated

Record Last Updated: 2006-01-23

Trend: Unknown

Quad Summary: South Gate (3311882/089B)

County Summary: Los Angeles

Lat/Long: 33.87862° / -118.20758°

Township: 03S

UTM: Zone-11 N3749353 E388321

Range: 12W

Radius: 1/5 mile

Mapping PrecisionNON-SPECIFIC

Section: XX

Qtr: XX

Elevation: 60 ft

Symbol Type:POINT

Meridian: S

Location: 1 MILE WEST LOS ANGELES RIVER, 200 WEST BLOCK OF EAST 68TH ST, LONG BEACH.

General: LACM SPECIMEN #101361; DATE OF COLLECTION NOT GIVEN.

Owner/Manager: UNKNOWN

California Department of Fish and Game  
Natural Diversity Database  
Full Condensed Report for Selected Elements - Multiple Records per Page  
South Gate Quadrangle

***Taxidea taxus***

American badger

Status

Federal: None

State: None

NDDB Element Ranks

Global: G5

State: S4

Element Code: AMAJF04010

Other Lists

CDFG Status: SC

**Habitat Associations****General:** MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS.**Micro:** NEEDS SUFFICIENT FOOD, FRIABLE SOILS & OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.

Occurrence No. 291

Map Index: 51258

EO Index: 57504

Dates Last Seen

Occ Rank: Unknown

Origin: Natural/Native occurrence

Presence: Presumed Extant

Trend: Unknown

Element: XXXX-XX-XX

Site: XXXX-XX-XX

Record Last Updated: 2005-01-05

**Quad Summary:** Pasadena (3411822/110B), Hollywood (3411813/111D), Los Angeles (3411812/110C), Inglewood (3311883/090A), Burbank (3411823/111A), South Gate (3311852/089B)**County Summary:** Los Angeles

Lat/Long: 34.05366° / -118.24549°

UTM: Zone-11 N3768805 E386050

Radius: 5 mile

Elevation: 280 ft

Township: 01S

Range: 13W

Section: 28

Meridian: S

Qtr: XX

Mapping PrecisionNON-SPECIFIC  
Symbol Type-POINT**Location:** LOS ANGELES.**Location Detail:** NO OTHER LOCATION INFORMATION GIVEN.**General:** 1 COLLECTED, LACM.**Owner/Manager:** UNKNOWN

## ATTACHMENT D

Table 1

## GHG Emissions for Construction Activities

<b>Diesel</b>	<b>Emission Factor (kg/MMBTU) <sup>1</sup></b>	<b>GWP</b>
CO <sub>2</sub>	73.1	1
CH <sub>4</sub>	0.003	21
N <sub>2</sub> O	0.0006	310

<b>Source</b>	<b>Activity</b>	<b>Construction (Metric Tons)</b>			
		<b>CO<sub>2</sub></b>	<b>CH<sub>4</sub></b>	<b>N<sub>2</sub>O</b>	<b>CO<sub>2</sub>e</b>
Diesel Fuel Combustion	Soil Removal	149.8	6.1E-03	1.2E-03	150.4
	Site Preparation	61.3	2.5E-03	5.0E-04	61.5
	Regrading	55.5	2.3E-03	4.6E-04	55.7
<b>Total</b>		266.7	1.1E-02	2.2E-03	267.6

Notes

(1) Emission factors for diesel fuel from CARB Instructional Guidance for Mandatory Greenhouse Gas Emissions Reporting, December 2008. CH<sub>4</sub> and N<sub>2</sub>O emission factors from Table C-2, Subpart C, 40 CFR Part 98.